



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
SEPTEMBER 14, 2026 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

AGENDA

REGULAR MEETING

7:00 PM

-
- I. CALL TO ORDER**
 - II. ROLL CALL**
 - III. PLEDGE TO THE FLAG**
 - IV. APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - September 8, 2026
 - V. MAYOR'S REPORT**
 - A. As Submitted
 - VI. RECESS TO THE COMMITTEE OF THE WHOLE**
 - VII. COMMITTEE OF THE WHOLE**
 - A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Granting a Minor Amendment to the Planned Development Approval for 1140 E. Northwest Highway
Council District: Five
 - 2. Consider an Ordinance Granting a Time Extension and Minor Amendment for Proposed Modifications to the Previously Approved Building Elevations for the Planned Development at 8 S. Brockway Street
Council District: Two
 - 3. As Submitted
 - B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
BRAD HELMS, CHAIR
 - 1. Consider a Motion to Award a Contract for the 2026 Roof Restoration and Replacement Project

2. As Submitted

C. POLICE POLICY & CODE SERVICES COMMITTEE

JOE FALKENBERG, CHAIR

1. Consider an Ordinance Amending Chapter 8 - Building Codes and Regulations of the Village's Code of Ordinances

2. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIR

1. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- A. Consider an Ordinance Granting a Minor Amendment to the Planned Development Approval for 1140 E. Northwest Highway
Council District: Five
- B. Consider an Ordinance Granting a Time Extension and Minor Amendment for Proposed Modifications to the Previously Approved Building Elevations for the Planned Development at 8 S. Brockway Street
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- C. Consider a Motion to Award a Contract for the 2026 Roof Restoration and Replacement Project
- D. Consider an Ordinance Amending Chapter 8 - Building Codes and Regulations of the Village's Code of Ordinances

X. REPORTS OF STANDING COMMITTEES

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIR

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED**XIII. RECOGNITION OF AUDIENCE****XIV. ADJOURNMENT**



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

SEPTEMBER 8, 2026 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Mayor Jim Schwantz, Councilman District 1 Greg Langer, Councilman District 2 Scott Lamerand, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 5 Kollin Kozlowski, Councilman District 6 Brad Helms
ABSENT :	
ARRIVED :	

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Police Chief David Brandwein, Fire Chief Scott Mackeben, IT Director Rhonda Malcolm, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya

III. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - August 17, 2026

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

V. MAYOR'S REPORT

A. Presentation of the Village of Palatine's 2026 Hometown Pride Awards

Presentation of the Village of Palatine's 2026 Hometown Pride Awards
Mayor Schwantz thanked the Beautification Commission for their efforts to make the community beautiful for each season. Assistant Public Works Director Katie Lapid introduced each member and presented the 2026 Hometown Pride Awards:

Single-Family:

1st Place: 1066 W. Partridge Drive – Ron and Mary Schagrin
2nd Place: 1065 S. Brockway Street – Carol MacCabe
3rd Place: 607 N. Clark Drive – Joseph Massaro

Business:

1st Place: Palatine Park District – Route 14 Raised Beds at the Family Aquatic Center
2nd Place: Loberg Construction
3rd Place: Pizza Bella

Multi-Family:

1st Place: 1273 N. Inverrary Way – Camilo Arreguin
2nd Place: Providence of Palatine – Jim and Judy Dunne, Sue Busby, and Dr. Jenna
3rd Place: 1939 N. Jamestown Drive – Lisa Renee Hindel

Subdivision Entrance or Cul-De-Sac Island:

1st Place: Heritage Manor Condominium Association
2nd Place: Bridge View West Homeowners' Association – Ron W.
3rd Place: Palatine Park District – Willowwood Park

Doors' of Palatine:

1st Place: 607 N. Clark Drive - Joseph Massaro
2nd Place: 546 E. Delgado Drive – Kathy Winters and Tim Thomas
3rd Place: 44 N. Forest Avenue – Colleen and Jeremy Fischer

Native Plants & Pollinators:

1st Place: 1357 E. Michele Drive – Erika Palys

2nd Place: 151 E. Reseda Parkway – Rachel and Neil Jordan

3rd Place: Second City Canine Rescue – Amy Waranauskas

B. As Submitted

Mayor Schwantz announced upcoming events:

Friday, September 11: 9 AM

Patriot Day Memorial

Firefighters Memorial

Saturday, September 12: 8 AM – 2 PM

Mobile Emissions Testing Unit

Family Aquatic Center

Saturday, September 12: 1:30 PM – 4:30 PM

Shred and Share Event for documents and clothing

Illinois District 51 Office

Friday, September 18 – Sunday, September 20:

Rotary Club of Palatine Oktoberfest Celebration

Corner of Smith and Slade Streets

VI. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VII. COMMITTEE OF THE WHOLE**A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

DOUG MYSLINSKI, CHAIR

1. 180-190 N. Smith Street

- a. Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street
Council District: Six

- b. Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street
Council District: Six
- c. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street
Council District: Six

Director of Planning & Zoning Ben Vyverberg spoke about Ordinances for a Planned Development, Special Use, and a Redevelopment Agreement for the Restaurant/Bar at 180-190 N. Smith Street. Vyverberg explained that this redevelopment agreement is for a restaurant, bar, and brewery between Village of Palatine and BGB Palatine Real Estate, LLC.

Vyverberg explained the circumstances of Durty Nellie's, a new Redevelopment Agreement with Big Grove Brewery, to include no changes to the attached bank. He mentioned the proposed Restaurant/Bar will have an in-house brewery and outdoor patio. Vyverberg also reviewed the venue's details including: patio improvement plans, existing configurations, hours, seating, elevations, exterior improvements, floor plans for three levels, storage, signage, event spaces, and parking. Planning & Zoning Commission recommended approval.

Councilman Myslinski commented on Durty Nellie's closing and finding an appropriate replacement. He noted the comparisons and expressed appreciation for them, discussed parking space needs, and asked about the bank's building lease.

Village Manager Reid Ottesen spoke about the lessee plans for the bank.

Councilman Kozlowski asked about the brewing process, fencing, and the setback plans. Ottesen responded that there will be onsite brewing and explained the sidewalk and fencing locations per the site plan.

Councilman Helms inquired about the location of the sidewalk, and Ottesen clarified its placement on Smith Street. Councilman Helms also asked about the planters and safety measures. Ottesen reviewed the site plans and noted that he is open to further discussion regarding safety considerations.

Councilman Falkenberg asked about the square footage and occupancy limits to see how they compared to other locations. Ottesen deferred to the petitioner.

Councilman Lamerand expressed appreciation for Big Grove Brewery. He also asked about where everything was at for the approval process. Ottesen answered that there is only one more step in the process.

Councilman Langer commented on the plans and the positive investment in the Palatine area.

Mike Wehr, COO, 40 Rainbow Court, Cedar Rapids, Iowa spoke about distribution, onsite brewing, and brewing unique flavors local to the Palatine area along with customary staple products. Mike Wehr clarified square footage of other locales.

Councilman Myslinski asked about the business hours, and the petitioner replied that there would be traditional hours confirming they are not a late-night place.

Mayor Schwantz questioned the onsite brewing process, and the petitioner responded that the process does not produce any objectionable odors.

Councilman Kozlowski commented on the approval process and offered support if necessary.

Councilman Falkenberg asked about music and the petitioner responded that other locations have a summer music series which consists of single-person acoustics with a small speaker.

Councilman Falkenberg asked about video gaming and Ottesen clarified that no video gaming is allowed per code.

Councilman Helms commented on the venue, stating that this is exactly the type of family venue that Palatine has been searching for.

RESULT:	MOTION APPROVED BY VOICE VOTE FOR ITEMS A, B, AND C
MOVER:	Brad Helms
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue
Council District: Two

Director of Planning & Zoning Ben Vyverberg presented the petitioners' proposal to reestablish a Final Planned Development at 25 W. Michigan Avenue to allow

construction of a single-family home. The property, previously developer-owned, had approvals in 2016 and 2020 that have since expired. He reviewed the lot's tax division, setbacks, elevation process, and overall plat of subdivision. Vyverberg noted the petitioner is still in the planning phase, and staff recommended approval.

Councilman Lamerand commented on the development, stating that this is a nice solution for the parcel.

Resident Patel, 48 N. Englewood, spoke about his family and his intention to build the home for them.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Greg Langer
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing Submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway
Council District: Six

Director of Planning and Zoning Ben Vyverberg explained the Special Use Transfer to continue operations of a Medical Office at 231 N. Northwest Highway. Vyverberg noted the original approval was for a chiropractor and that the proposal is for an optometrist. He mentioned the office plan, hours, and staff recommended approval.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street
Council District: Six

Village Manager Reid Ottesen spoke about an increase by one for the liquor license for Big Grove Brewery at 180 N. Smith Street.

Councilman Myslinski asked whether this would enable the business to sell over the counter as well and Ottesen confirmed that this would enable them to sell their brewed products under their liquor license.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing Submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
BRAD HELMS, CHAIR

1. Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project

Director of Public Works Matt Barry presented the annual drainage improvement program. Barry mentioned right of way improvements and maintenance to support future road surfacing. Barry said that there was a competitive bid with five bidders and the award is recommended to go to the lowest responsive bidder DeVinci Construction, from the sewer capital fund in the amount of \$283,483.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

Nothing Submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

Nothing Submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

IX. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

The motion was to approve items A - I.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Scott Lamerand
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

- A. Consider a Motion to Approve Warrant 2026 #17
- B. Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street
Council District: Six
Ordinance #O-88-26

- C. Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street
Council District: Six

Ordinance #O-89-26
- D. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street
Council District: Six

Ordinance #O-90-26
- E. Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue
Council District: Two

Ordinance #O-91-26
Resolution #R-20-26
- F. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway
Council District: Six

Ordinance #O-92-26
- G. Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street
Council District: Six

Ordinance #O-93-26
- H. Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project
- I. Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Nessie's Grove Subdivision
Council District: Two

Resolution #R-21-26

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. As Submitted

No Report.

B. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

No Report.

F. POLICE POLICY & CODE SERVICES COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Joey McArthur, 6006 Highland Drive, Rolling Meadows, commented about MWRD, public easement, property encroachment, and support of Rolling Meadows.

XIV. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

The Regular Council Meeting adjourned at 7:50 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Granting a Minor Amendment to the Planned Development Approval for 1140 E. Northwest Highway

BACKGROUND:

Journeys received Planned Development approval for their homeless center in 2019, which was later amended in 2021 to allow for a reduction in the building height from 3-stories to 2-stories prior to construction. The originally approved facility was to include a PADS Shelter Location (containing 47 beds), a family emergency shelter unit, and 7 affordable apartment units. Due to trends in the clients being served by Journeys, they are requesting to amend their previously approved Business and Operations Plan to utilize the apartment units as additional shelter facilities. To memorialize these changes, they are requesting a Minor Amendment to the Planned Development.

KEY ISSUES:

- The original facility was to include a PADS shelter location along with a limited number of affordable apartment units. These components were outlined within the Business and Operations Plan included within Ordinance O-20-19. Due to the apartment component, the original zoning approval also included a condition requiring the facility to participate in the Village's rental/crime-free multi-housing program.
- Due to changes in the needs of their clients served, Journeys has been utilizing all of their beds/units as part of their PADS shelter location. Thus, the proposed amendment memorializes their current operations and related issues. The total number of beds/units within the facility will remain the same as previously approved by the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ACTION REQUIRED:

Motion to approve an ordinance granting a Minor Amendment to the Planned Development approval for 1140 E. Northwest Highway.

ATTACHMENTS:

1. Location Map - 1140 E. Northwest Highway
2. ORD Journeys 1140 E NW Hwy Minor Amendment to Business Plan Aug 2026
3. Exhibit A - JOURNEYS Business Plan Revision May 2026
4. Journeys O-020-19 -1140 E NW Hwy

5. Journeys O-018-21 - 1140 E NW Hwy

1140 E. Northwest Highway



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A MINOR AMENDMENT TO THE PLANNED
DEVELOPMENT APPROVAL FOR 1140 E. NORTHWEST HIGHWAY**

WHEREAS, pursuant to the Village Council review at the August 3, 2026 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a request for a Minor Planned Development Amendment to the Business and Operation's Plan specifically referenced in condition number two (2) of Ordinance O-20-19, and later amended per Ordinance O-18-21, as more fully described in the revision attached hereto, on the following legally described property:

PARCEL 1: THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE TO 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH $\frac{1}{2}$

OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1140 E. Northwest Highway (PINs# 02-24-309-014 and -017).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the
Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule
power:

SECTION 1: That Minor Planned Development Amendment is hereby granted,
subject to the following conditions:

1. The previously approved Business and Operation's Plan, specifically
referenced in condition number two (2) of Ordinance O-20-19, shall be
amended to reflect the changes outlined in the attached Exhibit "A".
2. The requirement to participate in the Village's Crime Free Multi-Housing
Program, as specifically referenced in condition number seven (7) of
Ordinance O-20-19, shall be eliminated.
3. All other conditions and requirements of Ordinance #0-20-19, as
amended, shall remain in full force and effect.

SECTION 2: This ordinance shall be in full force and effect upon passage and
approval as provided by law.

PASSED: This _____ of _____, 2026

AYES: _____ NAYS: _____ ABSENT: _____ PASS: _____

APPROVED by me this _____ of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2026

Village Clerk

JOURNEYS was approved for a PD for a new homeless center in March of 2019. We are revising our building plans due to trends in the unhoused clients we serve. Below shows the revisions in comparison to what was approved:

1. The combined use of the second floor is changing from shelter and apartment units to only shelter units.
2. The clients served are changing from shelter and residential clients to only shelter clients.

	Approved	Revised
Facility Size	Approximately 18,200 sf Two-story facility	Approximately 18,200 sf Two-story facility
Activities and Services Provided	PADS Administration. Hope Center. Pathway Housing Readiness Support Services. 1 PADS Shelter Location (47 beds); 1 family emergency shelter unit; 7 Affordable Housing Units (apartments)	PADS Administration. Hope Center. Pathway Housing Readiness Support Services. 1 STEP shelter congregate location (47 beds); 1 STEP shelter family emergency shelter unit 7 24-hour shelter family units
Hours of Operation	1 st Floor 7 AM – 7PM Daily 2 nd Floor combined use Shelter Unit 7 PM- 7AM Apartment Units 24 Hours Daily	1 st floor 7 AM – 8:30 PM daily 2nd floor STEP shelter use 8:30 PM to 7 AM Family units 24 hours daily
Staff	28 staff (15 full-time; 13 part-time)	40 staff (22 full-time; 18 part-time)
Clients	1 st Floor 50 clients; 2 nd floor 47 shelter beds, and 13 Residents	1 st Floor 50 clients; 2nd floor 60 shelter beds
Parking	39 parking spots, 2 handicap parking spots	39 parking spots, 2 handicap parking spots
Transportation	1 van 1 mini-bus	1 van, 1 mini-van, 1 mini-bus

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067



1911445078

Doc# 1911445078 Fee \$148.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 03:01 PM PG: 1 OF 56

ORDINANCE NO. O-20-19

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL
PLANNED DEVELOPMENT APPROVAL FOR
1140 E. NORTHWEST HIGHWAY CASE NO. (18-41)**

fin # 02-24-309-014
02-24-309-017

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 11, 2019**

ORDINANCE NO. 0-20-19

AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
1140 E. NORTHWEST HIGHWAY
CASE NO. (18-41)

WHEREAS, upon petition of owners of said property, a Public Hearing was held in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center, on the following legally described property:

PARCEL 1:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF: THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE TO 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Preliminary and Final Planned Development approval to permit a 3-story shelter and supportive housing center, is hereby granted, subject to the following conditions:

- 1. The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 02/27/2019, Offsite Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018 last revised 02/26/2019, except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.**
- 3. The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**
- 4. A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.**
- 5. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.**
- 6. Any change in the ownership or operating entities shall require Village Council review and approval.**

7. The residential use component shall participate in the Village's Crime Free Multi-Housing Program.
8. A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.
9. A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
10. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
11. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
12. Cash in lieu of detention in the amount of \$9,945.48 shall be submitted in a manner acceptable to the Village Engineer.
13. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
14. Recording fees in the amount of \$300 shall be submitted.
15. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
16. The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
17. Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
18. MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.
19. A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction

schedule and contractor parking areas during the construction process.

20. In conjunction with the construction management plan, Journeys shall submit an operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.

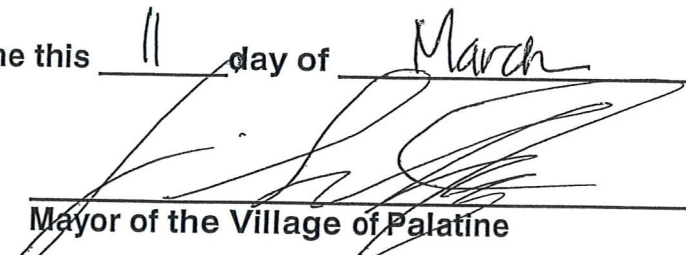
SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 11 day of March, 2019

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 11 day of March, 2019



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 11 day of March, 2019



Village Clerk



JOURNEYS | The Road Home | 1140 East Northwest Highway | Palatine | Illinois 60074 | 847 963 9163 | www.journeystheroadhome.org

PROPOSED DEVELOPMENT BUSINESS PLAN

The Petitioner

PADS To HOPE, Inc. D/B/A: JOURNEYS | The Road Home ("JOURNEYS") serves the homeless and those at risk of becoming homeless populations. JOURNEYS has operated at 1140 E. Northwest Highway, Palatine, IL 60074 since our special use permit was granted in 2000. JOURNEYS has a long term, positive track record, and reputation for strengthening communities by: reducing strain on and being a resource for the community, offsetting costs, meeting community development goals, streamlining services, and working with other non-profits, faith locations, corporations and local government. To better serve the community, JOURNEYS submits the following business plan. This executed plan will result in a fully comprehensive, one-stop shop with contained support services, shelter and affordable housing. The JOURNEYS organization has a strong community presence, a stellar reputation and is the recognized expert in providing services and housing to this very fragile population in the northwest suburbs of Cook County for 30 years. Prior to operating at 1140 E. Northwest Highway, JOURNEYS provided similar services to these populations in various Arlington Heights locations since 1989.

As a proud member of the Palatine Community since 2000. JOURNEYS prides itself in celebrating the strength of Palatine while working diligently to address some of the typical challenges found in any northwest suburban village. JOURNEYS is committed to serving the homeless population from our area in addition to residents that struggle with being able to find and maintain housing and jobs adequate to afford living in this area.

One of the many challenges in the northwest suburbs is locating affordable housing - coupled with the needed supportive services to maintain that housing. JOURNEYS is ready and willing to take on this challenge for Palatine by providing 11 new affordable, supportive and permanent housing units. Additionally, we will be offering enhanced and expanded services to both the homeless and prevention clients served by JOURNEYS.

JOURNEYS has a 30-year history of serving this population and has been providing affordable and supportive permanent housing in Palatine through partnership with Pathways Development Institute for over a decade. JOURNEYS is supported by the community through 2,500 local volunteers, 90+ partnerships with faith based-locations and numerous partnerships with corporations. We will be providing all services in a contained one-stop shop that is already off the tax rolls and is located where there is not conflict with surrounding neighbors. Additionally, we are proud to point out that we have long term neighboring partnerships with our direct neighbors to the west – Safeguard Storage Facility and to the east - the Federal Postal Distribution Center.

Over the years, many other local non-profits have lost Illinois State funding and have had to shut down programs and eliminate staff positions as a result. This has caused people who were typically being served by other agencies to come to JOURNEYS for assistance. Because of this trend, our numbers have stayed consistent over the years even though we are successful in securing housing for an average of 115 people a year. Last year, we housed 135 people and we are on track to exceed 160 people housed by the end of our fiscal year this year.

JOURNEYS provides three core programs at 1140 E. Northwest Highway which include: the PADS program, the HOPE Center, and the Pathways Housing Readiness program.

The PADS program provides overnight shelter to the homeless community through a network of 21 churches/synagogues in the northwest suburbs and 70 plus "sister-site" churches/synagogues that assist in supplying volunteers and resources. In 2017, the program expanded to operate all year round. The PADS Program has consistently served an average of 71 guests per night. Those receiving services from JOURNEYS are homeless individuals or those who are struggling with keeping their current housing due to poverty related issues, job loss or other life stability challenges.

The HOPE Center provides the counseling, case management and support services needed for our clients to stabilize. In 2012/2013 we saw a large jump in those needing our services. It proved to be our largest service year to date. For the past 4 years since and the years before 2012, the number of those we served has not changed dramatically.

July 2017-June 2018	896 People Served	25,828 Services Delivered
July 2016-June 2017	847 People Served	26,008 Services Delivered
July 2015-June 2016	876 People Served	22,191 Services Delivered
July 2014-June 2015	798 People Served	19,028 Services Delivered
July 2013-June 2014	856 People Served	19,037 Services Delivered
July 2012-June 2013	1,070 People Served	18,480 Services Delivered

The Pathways Housing Readiness program provides housing counseling, budgeting, roommate negotiations, and a variety of other supportive services needed to maintain housing once housing is secured. Additionally, JOURNEYS provides property management for the two Pathway Development Institute apartment buildings in Palatine. JOURNEYS has provided permanent supportive housing in two satellite locations in Palatine through our partnership with Pathway Development Institute, since 2003.

JOURNEYS | The Road Home CURRENT Special Use

The current services provided at 1140 E. Northwest Highway, Palatine, IL 60074 were permitted under the Special Use Standards set forth in section 14.05 (d) of the Village of Palatine Zoning ordinance. (Ord. 0-122-10 ə1 10/04/10)

Homeless Day Facility: A publicly or privately operated facility designed for the provision of services to homeless persons including but not limited to: a central location to obtain transportation, make telephone calls, send and receive mail, wash laundry, improve hygiene and personal care; and/or receive basic case management, mental health therapy, job counseling, educational services and assistance with meeting the needs of homeless families with children. A Homeless Day Facility shall comply with the zoning district regulations for the district in which the site is located. (Ord. 0-115-00 ə1 9/25/00)

Homeless Person. An individual who lacks a fixed, regular, and adequate residence. (Ord. 0-115-00 ə1 9/25/00)

Current activities and services

- The HOPE Center – services and administration: *1 Clinical Director*
 - Serves an average of 50 individuals a day
 - The Hours of Operation are Monday-Friday from 7:30am-4pm
 - The HOPE Center provides services to clients through employed professionals
 - Case management: *4 full-time Case Managers*
 - Case Management is the practice of meeting face to face and interviewing the client to determine their barriers to stabilizing their life
 - The barriers are identified and prioritized
 - Case Management coordinates all life areas to include but not limited to:
 - Finances
 - Employment procurement or enhancement
 - Employment retention
 - Entitlement procurement
 - Housing
 - Providing Shelter; or
 - Transitional Housing referral; or
 - Supportive Permanent Housing placement or referral
 - Location and referral to mainstream housing
 - Health
 - On-site Nurse practitioner referral
 - Prescription drug program
 - Identity Documents
 - State ID procurement
 - Driver's License Procurement
 - Birth Certificate Procurement
 - Education
 - GED Procurement
 - School Social Workers and Counselor coordination of services
- Counseling: *1 full-time Mental Health Counselor*
 - Substance Abuse
 - Mental Health
 - Marriage/Domestic Violence
 - Family
- Dining Facility: Seating for 65 available in center
- Food Pantry (Cold Storage Perishable and Dry Storage)
 - Chicago Food Dispensary location
 - Adhere to all GFD procedures on food storage
 - Quarterly pest control contacts
 - Random site visits and requirements to maintain status
- Clothing Closet
 - Seasonal
 - Donate excess to Salvation Army two times a week
- Meals
 - The kitchen is a WARMING KITCHEN ONLY
 - Meals are provided from 7:30am-3:00pm
 - Continental Breakfast
 - Lunch
 - Take-a-Way Dinner
 - We follow Greater Food Depository food storage and prep procedures

- Transportation Services: *3 part-time Drivers*
 - A mini bus
 - A van
 - A bike repair and distribution program
 - Train, bus, gas and cab voucher program
 - Laundry
 - One washer and two dryers for client laundry
 - External contracts for PADS Laundering needs
 - Lockers: 24 lockers used to lighten the burden for clients who are actively working on getting out of homelessness
 - Showers: 2 handicap accessible showers
 - Vocational services
 - Resume building
 - Interview skills training
 - Job referral; and placement
 - Employment liaison between placement, JOURNEYS and client
- The PADS program administrative services: *1 full-time Program Manager*
 - The Pathways Housing Readiness program: provides supportive services and case management to those housed in the external Pathways Housing Apartment Units
 - JOURNEYS knows how to do housing and knows how to do it right. Although our units will be permanent in structure there is built in incentive for our residents to move on to mainstream living as they stabilize and thus become contributing members of the community. Our program design is unique and structured to individually address each person's unique instability situation.
 - Upon entry
 - All residents start out with a minimal rent – approximately \$300/month
 - All leases are done on a month to month basis
 - All residents need to meet with their assigned case manager twice a week to address life barriers and strategies:
 - Income/budgeting,
 - Employment and/or entitlement maintenance,
 - Social/emotional well-being,
 - Physical health,
 - Family/roommate relationships,
 - Education goals, etc.
 - As stabilization occurs
 - Leases expand to three months and eventually six months, with the end goal to secure one-year leases
 - Rent increases in manageable increments to eventually match market rate rental costs
 - Case management meeting requirements extend to weekly, then to bi-weekly, and eventually monthly meetings
 - JOURNEYS Agency Administration: *1 full-time Executive Director, 1 part-time Bookkeeper, 1 full-time Facilities and Transportation Manager, 1 part-time Custodian*
 - JOURNEYS Development Department: *1 full-time Director of Development, 1 full-time Database Specialist, 2 Full-time Grant Writers, 1 full-time Development Associate, 1 full-time Volunteer Coordinator*

JOURNEYS | The Road Home Expansion Business Plan

	Current	Proposed
Facility Size	- Approximately 7,000 sf - One-story facility	- Approximately 27,000 sf - Three-story facility
Activities and Services Provided	- PADS Administration - HOPE Center - Pathway Housing Readiness Support Services	- PADS Administration - Hope Center - Pathway Housing Readiness Support Services 1 PADS Shelter Location 11 Permanent Affordable Housing Units
Staff	20 staff 15 full-time 5 part-time	28 staff 15 full-time 13 part-time
Parking	24 parking spots 1 handicap parking spot	39 parking spots 2 handicap parking spots
Transportation	1 van 1 mini-bus	1 van 1 mini-bus

First Floor proposed activities and services

- There will be no changes to the HOPE Center client volume
 - We anticipate continuing to see an average of 50 people a day
- The hours of operation will expand to **Monday–Sunday from 7:00am-7:00pm**
- The services that will remain and/or be expanded include:
 - Case management:
 - Staffing: *4 full-time existing Case Managers (WEEKDAYS-various schedules) and 2 part-time Case Managers will be hired (WEEKENDS 7:00am-7:00pm)*
 - Case Management is the practice of meeting face to face and interviewing the client to determine the barriers that hinder them from stabilizing their life
 - Case Management coordinates all life areas to include but not limited to:
 - Finances
 - Employment procurement or enhancement
 - Employment retention
 - Entitlement procurement
 - Housing
 - Providing Shelter; or
 - Transitional Housing referral; or
 - Supportive Permanent Housing placement or referral
 - Location and referral to mainstream housing
 - Health
 - On-site Nurse practitioner & referral
 - 1 existing part-time nurse (contractual Heartland Health Outreach)
 - 1 existing nurses' aide (contractual Heartland Health Outreach)
 - On-site prescription drug program
 - Identity Documents
 - State ID procurement
 - Driver's License Procurement
 - Birth Certificate Procurement
 - Education
 - GED Procurement
 - School Social Workers and Counselor coordination of services

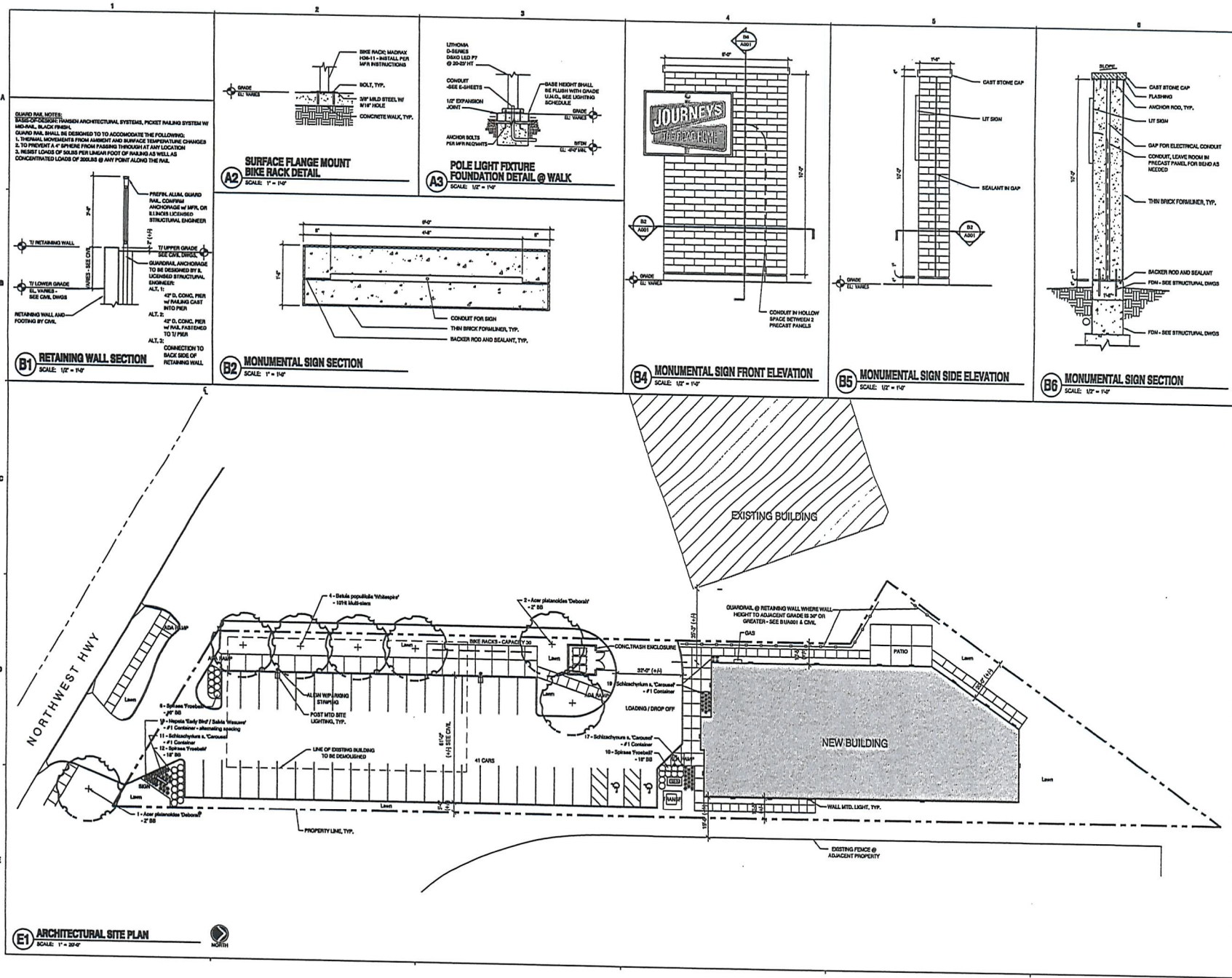
- Counseling:
 - Staffing: *1 full-time existing Mental Health Counselor*
 - Focus areas:
 - Substance Abuse
 - Mental Health
 - Marriage/Domestic Violence
 - Family Dynamics
- Dining Facility: Seating for 96 available in center
- Food Pantry (Cold Storage Perishable and Dry Storage)
 - Chicago Food Dispensary location
 - Adhere to all GFD procedures on food storage
 - GFD provides scheduled and random site visits
 - GFD has requirements to maintain status
- Clothing Closet
 - Seasonal
 - Donate excess to Salvation Army two times a week
- Meals
 - The kitchen is a WARMING KITCHEN ONLY
 - Meals are provided from 7:30am-3:30pm
 - Continental Breakfast
 - Lunch
 - Take-A-Way Dinner
 - We follow GFD meal procedures
 - Dating when externally prepared meal donations arrive
 - Expiration date
 - Cleaning procedures
 - Heating temperatures
- Transportation Services: *3 part-time existing Drivers (shared office)*
 - A mini bus
 - A van
 - A bike repair and distribution program
 - Train, bus, gas and cab voucher program
- Vocational services
 - Resume building
 - Interview skills training
 - Job referral; and placement
 - Employment liaison between placement, JOURNEYS and client
- HOPE Center Administrative Services:
 - *1 full-time existing Clinical Director*
 - *1 part-time existing Custodian (NO OFFICE NEEDED)*
 - *1 full-time existing Volunteer Coordinator*
 - *1 full-time existing Database Specialist*
- There will be no additional strains on our parking as the population still rarely has vehicles

Second Floor proposed activities and services

- Overflow Shelter will be provided on site 7 days a week, year-round with a capacity to temporarily shelter:
 - 21 adult single men
 - 21 adult single women
 - Separate family accommodations for 4 large families or divided to serve smaller family units
- Support Services will be provided to include:
 - Laundry facility
 - For HOPE Center Clients
 - All PADS Site Laundering
 - Washrooms
 - Lockers
- Hours of operation will be 7:00pm-7:00am
- JOURNEYS Agency Administration:
 - *1 full-time existing Executive Director*
 - *1 part-time existing Bookkeeper*
 - *1 full-time existing Facilities and Transportation Manager*
- PADS program administrative services:
 - *1 full-time existing Shelter Program Manager*
- PADS Support Team:
 - ***2 part-time Case Managers will be hired (SHARED OFFICE SPACE WITH DAYTIME STAFF)***
 - 1 part-time Case manager 7p-midnight Monday - Friday,
 - 1 part-time Case Manager 7p-midnight Saturday and Sunday
 - ***1 part-time Custodian will be hired (NO OFFICE NEEDED)***
 - ***3 part-time Security Staff will be hired (MOBILE THROUGHOUT BUILDING)***
 - 1 part-time security staff member 11:30pm-7:30am Monday, Wednesday and Friday
 - 1 part-time security staff member 11:30pm-7:30am Tuesday and Thursday
 - 1 part-time security staff member 11:30pm-7:30am Saturday and Sunday
- The majority of those being sheltered do not have vehicles
- Transportation services will be extended to serve the population at this level of care
- The PADS Site will provide dinner and the meal will be served on the first floor
- All other meals will be provided during the HOPE Center business hours on the first floor

Third Floor proposed activities and services

- The Pathways administrative services will operate on the third floor
- 11 affordable supportive and permanent housing units
 - 8 one-bedroom (1 handicap accessible)
 - 3 two-bedroom (1 handicap accessible)
- Most of our tenants will not have vehicles
- Transportation services will be expanded to serve the population at this level of care
- *1 full-time existing Director of Development*
- *1 Development Associate*
- *2 Full-time existing Grant Writers*



HKMI
 ARCHITECTS + PLANNERS, INC.

43 South York Avenue
 Arlington Heights, Illinois 60004
 P: 847.264.0003
 F: 847.264.0008

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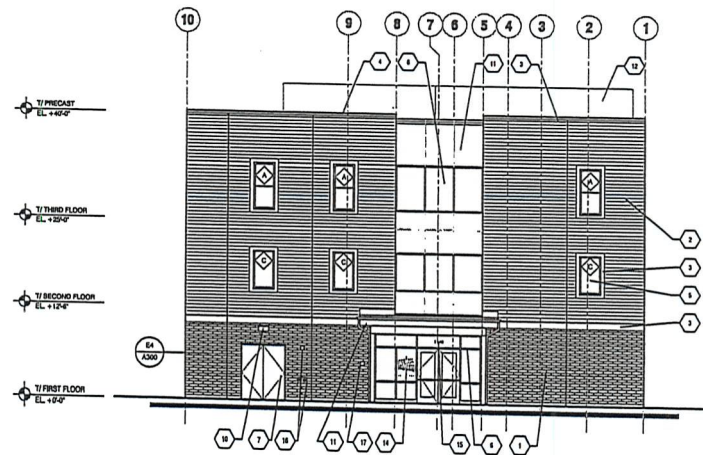
**Journeys
 The Road
 Home**
 1140 E Northwest Hwy
 Palatine, IL 60074

Building For Hope
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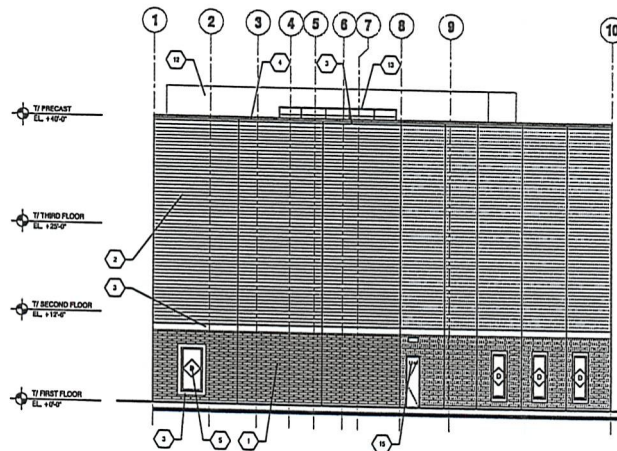
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2	APPROVED FOR PD SUBMITTAL		09/13/2019
3	CONSTRUCT PLAN COORDINATION		02/26/2019
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Architectural Site Plan

date	10/23/2018	drawn by	cl	checked by	wh
Job No.					
Sheet No.					



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 PRECAST CONCRETE WALL PANEL - FACE BRICK - ENDICOTT BUFF BLEND
- 2 PRECAST CONCRETE WALL PANEL - FORM LINER 1215, ALT 1205
- 3 COLOR: BROWN WALLS INTERACTIVE CREAM
- 4 PRECAST CONCRETE WALL PANEL - SMOOTH
- 5 COLOR: BROWN WALLS INTERACTIVE CREAM
- 6 METAL COPING
- 7 COLOR: LIGHT GREY
- 8 TYP. WINDOWS, COLOR
- 9 COLOR: CHARCOAL, (TO MATCH STONEFRONT)
- 10 ALUM. STONEFRONT SYSTEM
- 11 COLOR: CHARCOAL, (BY SHERWIN)
- 12 HOLLOW METAL DOOR
- 13 COLOR: CHARCOAL, (TO MATCH STONEFRONT)
- 14 EMERGENCY OVERFLOW SCUPPER
- 15 PREFINISHED METAL LOUVER - COORDINATE W/ MECH.
- 16 COLOR: LIGHT GREY TO MATCH COPING
- 17 WALL MOUNTED LIGHT FIXTURE
- 18 ACM PANELS
- 19 COLOR: CHARCOAL TO MATCH STONEFRONT
- 20 CITYSCAPES BY SCREEN
- 21 COLOR: LIGHT GREY TO MATCH COPING
- 22 PRE-FIN. GUARDRAIL
- 23 LOSS, WINDOW DECAL, BY OTHERS
- 24 6" HIGH VINYL ADDRESS NUMBERS
- 25 FIRE DEPT. CONNECTION w/ EXTERIOR HORNSTROME UNIT
- 26 ABOVE - COORDINATE LOCATION w/ PP DWGS & OWNER
- 27 WINDOW BOX - COORDINATE LOCATION w/ AU & OWNER

ELEVATION TAG KEY

- 1 MATERIAL TAG KEY
- 2 WINDOW TAG
- 3 STONEFRONT WINDOW TAG

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.
2. ALL EXTERIOR WINDOWS, & STONEFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STONEFRONT GLAZING SHALL HAVE LOW E CONTROL. FIXED STONEFRONT UNITS: MAXIMUM U-VALUE OF 0.30. OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45. ENTRANCE DOOR: MAXIMUM U-VALUE OF .37. SHGC VALUE OF LESS THAN .64.
3. ALL PRECAST OPENINGS OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
4. ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURERS STANDARDS.
5. ALL WINDOWS TO BE FULLY CAULKED AND SEALED W/ BACKER ROD ON BOTH SIDES.
- ARCHITECT TO APPROVE ALL COLORING COLORS.
6. PROVIDE THERMO-BREAK WHERE SPECIFIED OR REQ. BY CODE.
10. ALL GLASS IN DOORS, SIGELIGHT PANELS AND ANY WINDOWS UNDER 24" x 47 1/2", TO BE THERMO-BREAK SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIND GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.



400 South 1st Avenue
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**Journeys
The Road
Home**
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Palatine, IL 60074

Building For Hope
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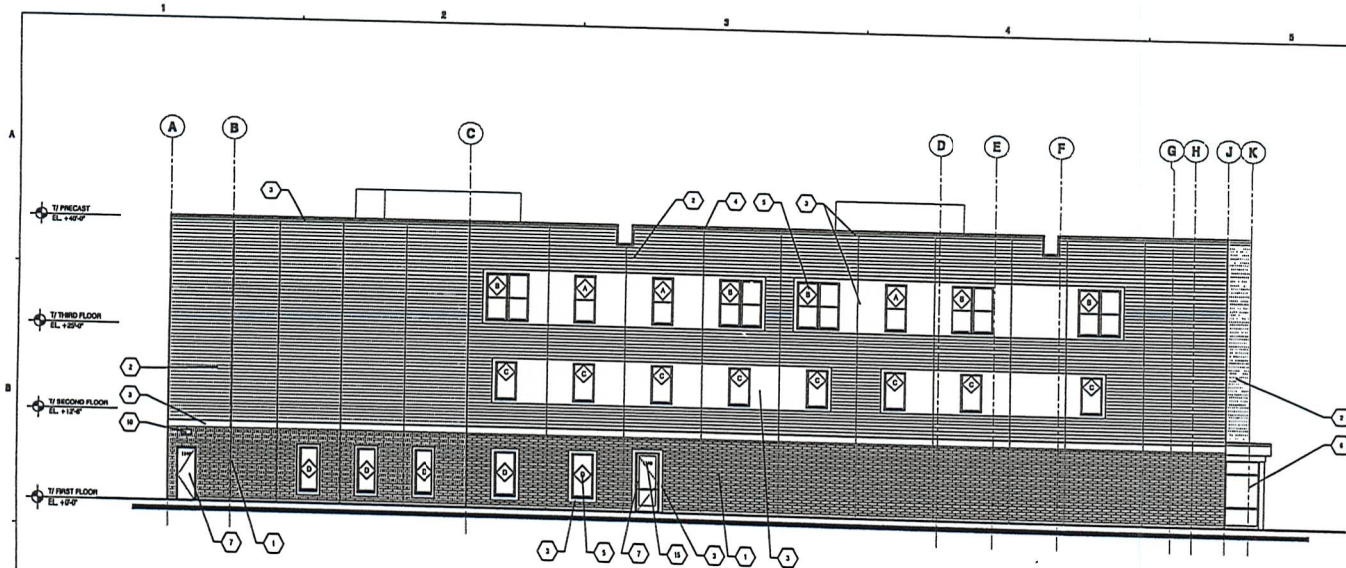
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2	REVISED FOR PD SUBMITTAL	03/13/2019
3	CONCLUDE PLAN COORDINATION	03/26/2019

**North Elevation
South Elevation**

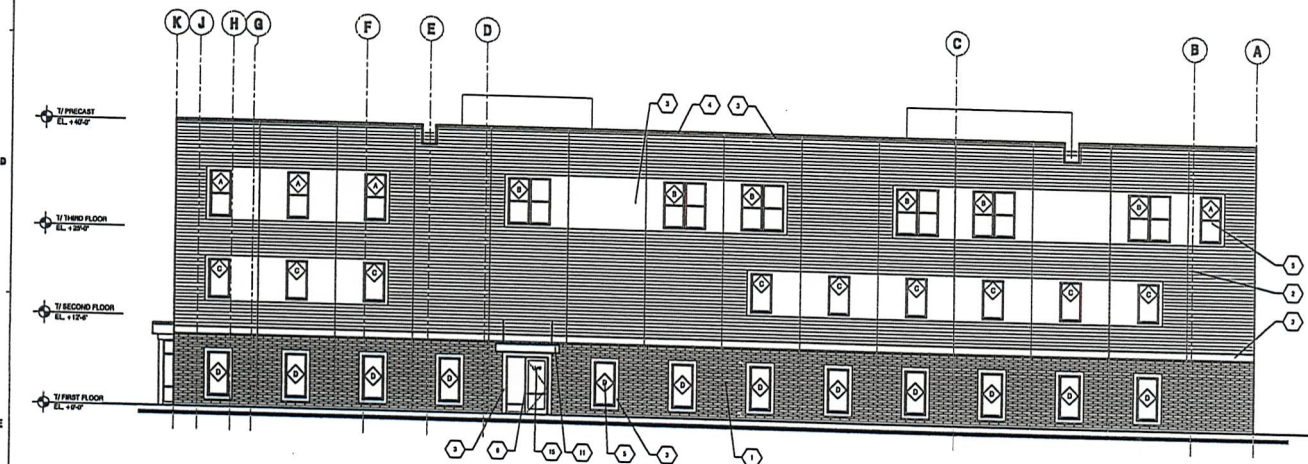
date 10/22/2018 drawn by CL checked by

Job No. **18003**

Sheet No. **A200**



C1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



E1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 PRECAST CONCRETE WALL PANEL - FACE BRICK - END COAT BUFF BLEND
- 2 PRECAST CONCRETE WALL PANEL - FORM UNDER 1915, ALT 1205
- 3 PRECAST CONCRETE WALL PANEL - SHOOTY
- 4 COLOR: BERNINI WALLPAPER INTERACTIVE CREAM
- 5 METAL COPING
- 6 COLOR: LIGHT GRAY
- 7 TYP. WINDOWS, COLOR
- 8 COLOR: CHARCOAL, TO MATCH STONEFRONT
- 9 ALUM. STONEFRONT SYSTEM
- 10 COLOR: CHARCOAL, BY KAWNEER
- 11 HOLLOW METAL DOOR
- 12 COLOR: CHARCOAL, TO MATCH STONEFRONT
- 13 EMERGENCY OVERFLOW SCUPPER
- 14 PREFABRICATION METAL LOUVER - COORDINATE W/ MECH.
- 15 COLOR: LIGHT GRAY TO MATCH COPING
- 16 WALL MOUNTED LIGHT FIXTURE
- 17 ACM PANELS
- 18 COLOR: CHARCOAL, TO MATCH STONEFRONT
- 19 CITYSCAPES RTU SCREEN
- 20 COLOR: LIGHT GRAY TO MATCH COPING
- 21 FIRE-PP. GUARDRAIL
- 22 LOGO WINDOW DECAL BY OTHERS
- 23 6" HIGH VINYL ADDRESS NUMBERS
- 24 FIRE DEPT. CONNECTION W/ EXTERIOR HOMESTROKE UNIT ABOVE - COORDINATE LOCATION W/ FF DIVISION & OWNER
- 25 KNOW BOX - COORDINATE LOCATION W/ ASU & OWNER

ELEVATION TAG KEY

- 1 MATERIAL TAG KEY
- 2 WINDOW TAG
- 3 STOREFRONT WINDOW TAG

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.
2. ALL EXTERIOR WINDOWS & STOREFRONT SHALL BE 1" INSULATED GLASS, WINDOWS & STOREFRONT GLAZING SHALL HAVE LOWE CONTRAST.
3. FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.30
4. OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45
5. ENTRANCE DOOR: MAXIMUM U-VALUE OF .75
6. SHOWN VALUE OF LESS THAN 0.45.
7. ALL PRECAST OPERABLES OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURER'S STANDARD.
9. ALL WINDOWS TO BE FULLY CALKED AND SEALED BY BACKER ROD ON BOTH SIDES.
10. ARCHITECT TO APPROVE ALL CHALKING COLORS.
11. PROVIDE TEMPERED GLASS WHERE SPECIFIED OR REQ. BY CODE.
12. ALL GLASS IN DOORS, SIDEWALK PANELS AND ANY WINDOWS UNDER 24" A.F.F. TO BE TEMPERED SAFETY GLASS TO MEET THE REQUIREMENTS OF CPSC 16 CFR 1201.1, INCLUDING WIND GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.

HKMI

ARCHITECTS + PLANNERS, INC.

48 South 1st Avenue
Arlington Heights, Illinois 60005
P 847.398.8000
F 847.398.8008

100% DESIGN FIRM NO. 194-007730 © 2019

**Journeys
The Road
Home**
1140 E Northwest Hwy
Palatine, IL 60074

Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/20/2019
2	REVISED FOR PD SUBMITTAL	10/20/2019
3	CHANGED PLAN COORDINATION	10/20/2019
4		
5		
6		
7		
8		
9		
10		

**East Elevation
West Elevation**

date 10/20/2019 drawn by CL checked by UN

Job No. **18003**

Sheet No. **A201**



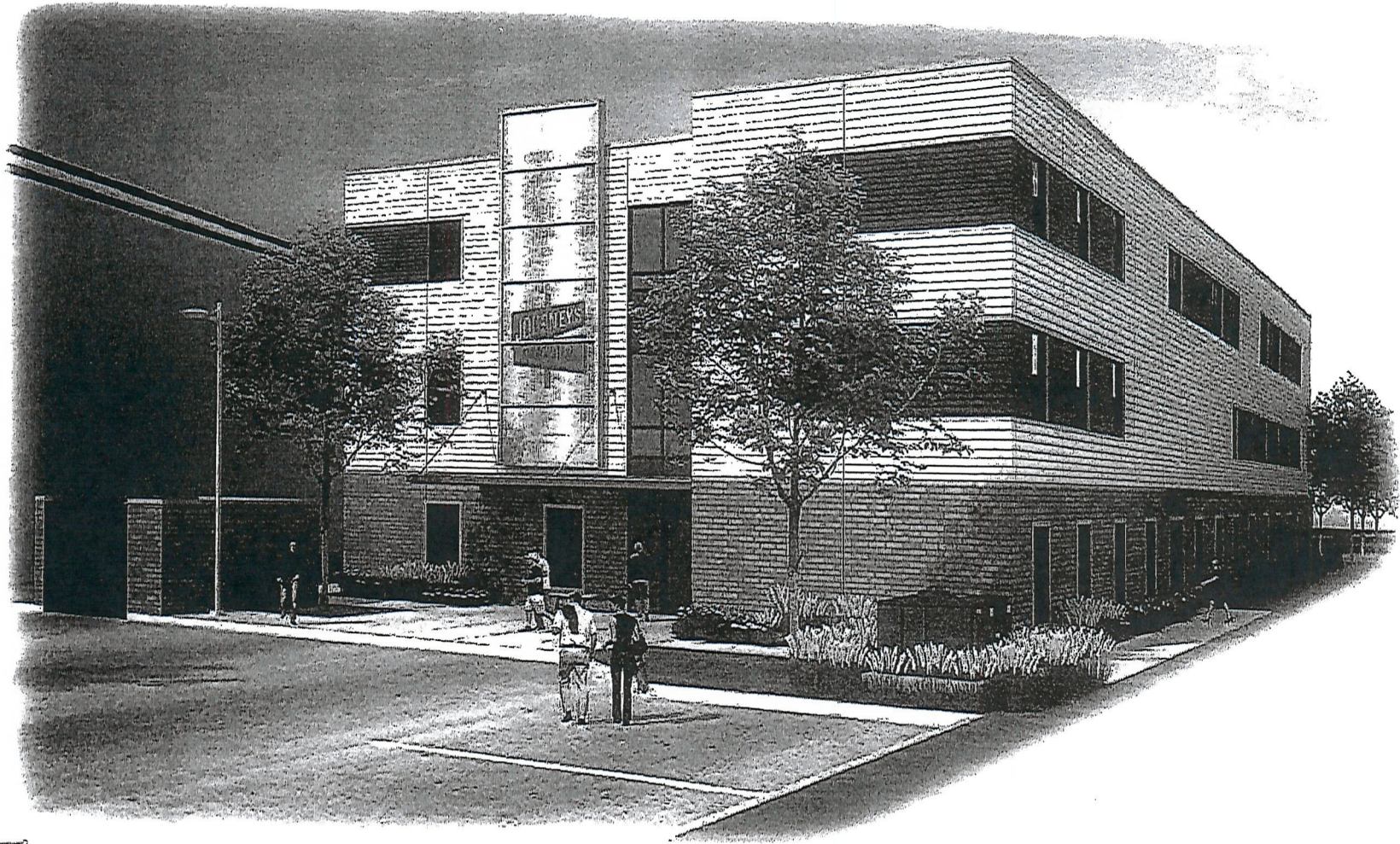
Entry Drive



Arlington Heights, Illinois 60005
© 2018

March 16, 2018

HKM
ARCHITECTS + PLANNERS, INC.



Entry East



Arlington Heights, Illinois 60005
© 2018

March 16, 2018

HKM
ARCHITECTS - PLANNERS, INC.

ORDINANCE NO. O-18-21

**AN ORDINANCE GRANTING A MINOR AMENDMENT PLANNED
DEVELOPMENT FOR ORDINANCE O-20-19 APPROVAL FOR
1140 E. NORTHEST HIGHWAY**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on February 16, 2021**

ORDINANCE NO. 0-18-21

AN ORDINANCE GRANTING A MINOR AMENDMENT PLANNED DEVELOPMENT
FOR ORDINANCE O-20-19 APPROVAL FOR
1140 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to the Village Council review at the February 16, 2021 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to site plan changes, a reduction in building height from three stories to two stories, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the revisions overview and plans attached hereto, on the following legally described property, as also identified on the attached Plat of Survey:

PARCEL 1:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF: THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE TO 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID

NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Minor Planned Development Amendment to allow site plan changes, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following conditions:

- 1. The Special Use Amendment shall substantially conform to the revised business operations submitted by the Petitioner, the floor plan dated 12/19/20 and elevations dated 2/9/21 prepared by the architect, HKM, and site plan prepared by the engineer, Jacob & Hefner Associates dated 3/11/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.**

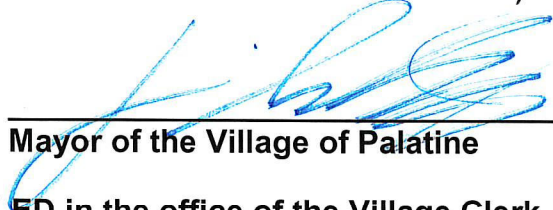
2. All other conditions and requirements of Ordinance #O-20-19, as amended, shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 16 day of February, 2021

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

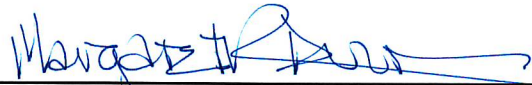
APPROVED by me this 16 day of February, 2021



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 16 day of February, 2021



Village Clerk

JOURNEYS | The Road Home
Building for HOPE Project
1140 E. Northwest Highway | Palatine IL

Narrative:

JOURNEYS | the Road Home has been operating at the 1140 E. Northwest Highway location for the past 20 plus years. JOURNEYS | The Road Home was forced to re-design our previously approved construction project due to our final Capital Campaign fund raising efforts for the project being dramatically halted as a result of the COVID19 virus.

HKM Architects graciously redesigned the building, removing the third floor and making very slight changes to retain all of our agency needs and to retain the scope of the previously approved project, but doing so within our new budget. Power Construction remains on as the General Contractor of this design project and has donated their fees in order to assure that the Palatine community receives the services promised in this very needed project.

JOURNEYS | The Road Home is presenting very minimal changes to the Building for HOPE project located at 1140 E. Northwest Highway in Palatine (see the change summary table).



New Building for Journeys from Pads to Hope, 1140 E. Northwest Highway, Palatine, IL
Architecture Planning Landscape Architecture

Proposed Rendering 1
December 9, 2020



New Building for Journeys from Pads to Hope, 1140 E. Northwest Highway, Palatine, IL
Architecture Planning Landscape Architecture

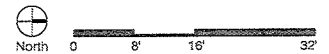
Proposed Rendering 2
December 9, 2020

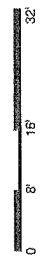
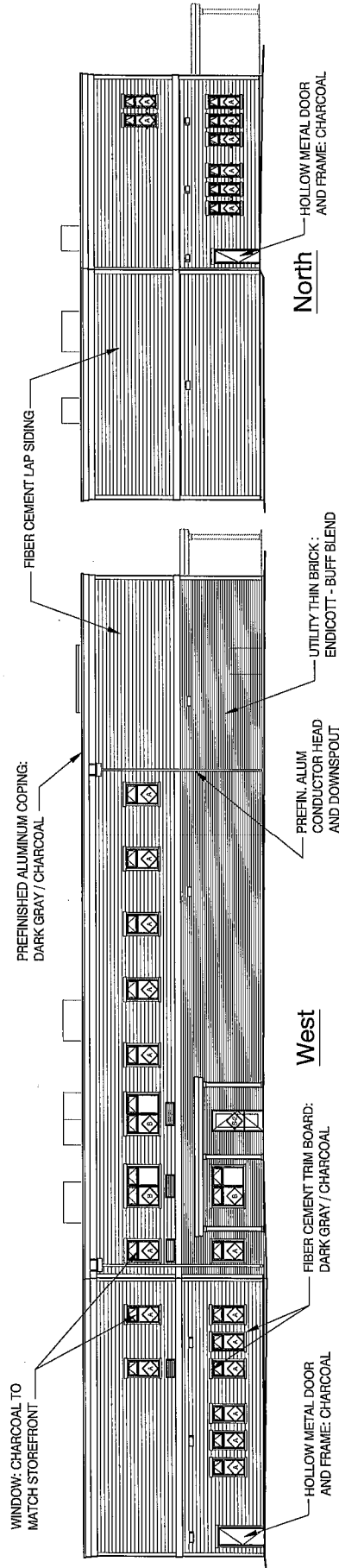
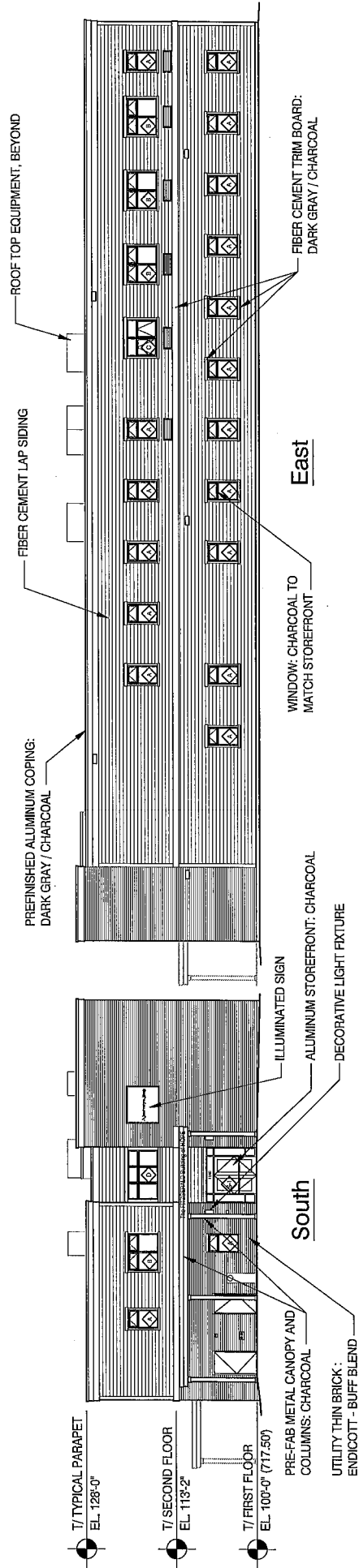


New Building for Journeys from Pads to Hope, 1140 E. Northwest Highway, Palatine, IL
Architecture Planning Landscape Architecture

Proposed Rendering 3
December 9, 2020







Proposed Elevations
February 9, 2021

HHM New Building for Journeys from Pads to Hope, 1140 E. Northwest Highway, Palatine, IL
Architecture Planning Landscape Architecture

Consider an Ordinance Granting a Time Extension and Minor Amendment for Proposed Modifications to the Previously Approved Building Elevations for the Planned Development at 8 S. Brockway Street

BACKGROUND:

The Subject Property was granted Planned Development approval for a 3-story, 18-unit apartment building in August 2023. The project has been under construction since June 2025. Due to some recent construction related issues, the Developer is requesting approval of the following:

- 1) Time extension for completion of the Planned Development project until December 31, 2027; and**
- 2) Minor amendment to the approved Planned Development exterior elevations to allow modifications to the balcony design.**

KEY ISSUES:

- Village Code requires that Planned Developments be completed within three years of Village Council approval. The Trieth Planned Development received Village Council approval on August 14, 2023, but they did not obtain their building permit until June 2025. Due to these circumstances, a time extension must be granted to allow for completion of the project. The proposed ordinance provides for an extension, requiring completion of the Planned Development by December 31, 2027.
- As outlined in the submitted request and corresponding rendering, the Developer is seeking a Minor Amendment to the previously approved building elevations to allow for modifications to the design of the exterior balconies. The necessary support details were not installed during the iron/framing work, thus the balconies cannot be installed as indicated in the approved plans. The proposed Juliette Balcony design would allow for an exterior mounted railing in front of the slider doors, but eliminate the balcony platform. This would allow for full use of the slider doors, but eliminate the actual balcony.
- As the previously approved balcony design resulted in projections over the Village's abutting Brockway Street right-of-way, along with portions of the Palatine Road right-of-way, the proposed modification would eliminate this issue and any corresponding potential for things to fall onto the pedestrian walkway below.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve an ordinance granting a time extension and minor amendment for proposed modifications to the previously approved building elevations for the Planned Development at 8 S. Brockway Street.

ATTACHMENTS:

1. VC Location Map
2. ORD PD Minor Amendment for Time Extension and Building Elevation Modifications
3. ORD - Exhibit A
4. 8 S Brockway - Balcony Request VC Letter
5. 8 S Brockway - Proposed Revised Exterior Rendering
6. Proposed vs Approved Balcony Design Sept 2026
7. 8 S Brockway - Approved Balcony Design
8. O-089-23 - Final Planned Development Approval 101 W. Palatine Rd 2-12 S. Brockway St

8 S. Brockway Street - The Trieth



ORDINANCE NO. _____

**AN ORDINANCE APPROVING A TIME EXTENSION AND MINOR
PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE #O-89-23
FOR THE TRIETH PLANNED DEVELOPMENT AT 8 S. BROCKWAY STREET**

WHEREAS, Ordinance #O-89-23 granted a Planned Development for a three-story, 18-unit apartment building (The Trieth) on the property commonly known as 8 S. Brockway Street; and

WHEREAS, since the Village Council did meet on September 14, 2026, to review the request for a time extension for the completion of the Planned Development and a Minor Amendment to the Planned Development related to proposed modifications to the previously approved exterior balcony design, it was the recommendation of the Village Council the requests be approved, subject to the recommended conditions.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: A time extension and Minor Amendment to the Planned Development granted by Ordinance #O-23-24 is hereby granted, subject to the following conditions:

1. Construction of the Planned Development, as approved per Ordinance #O-89-23, shall be completed by no later than December 31, 2027.
2. The design of the exterior balconies shall be revised to substantially conform with the attached Exhibit "A", as such may be changed to conform to Village of Palatine Codes and Ordinances.

SECTION 2: All conditions of Planned Development Ordinance #O-89-23, as amended, shall remain in full force and effect.

DATED: This ____ day of _____, 2026

AYES:____ NAYS:____ ABSENT:____ PASS:____

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2026

Village Clerk

Exhibit A



SJT BUILDERS

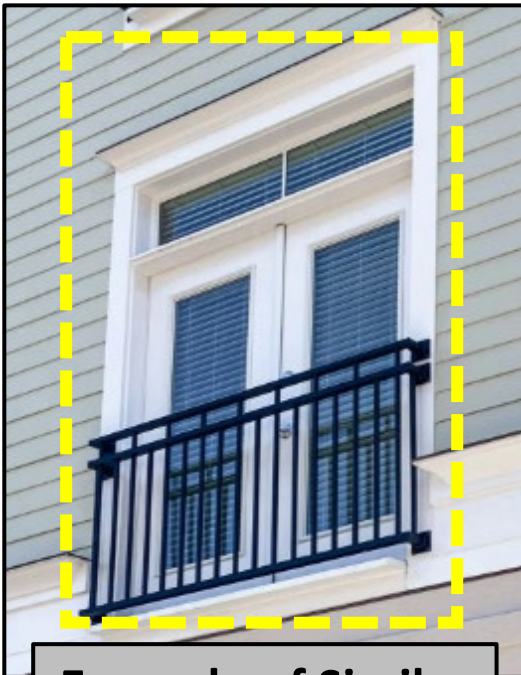
BUILT TO LAST. CRAFTED TO INSPIRE.

Dear Mike,

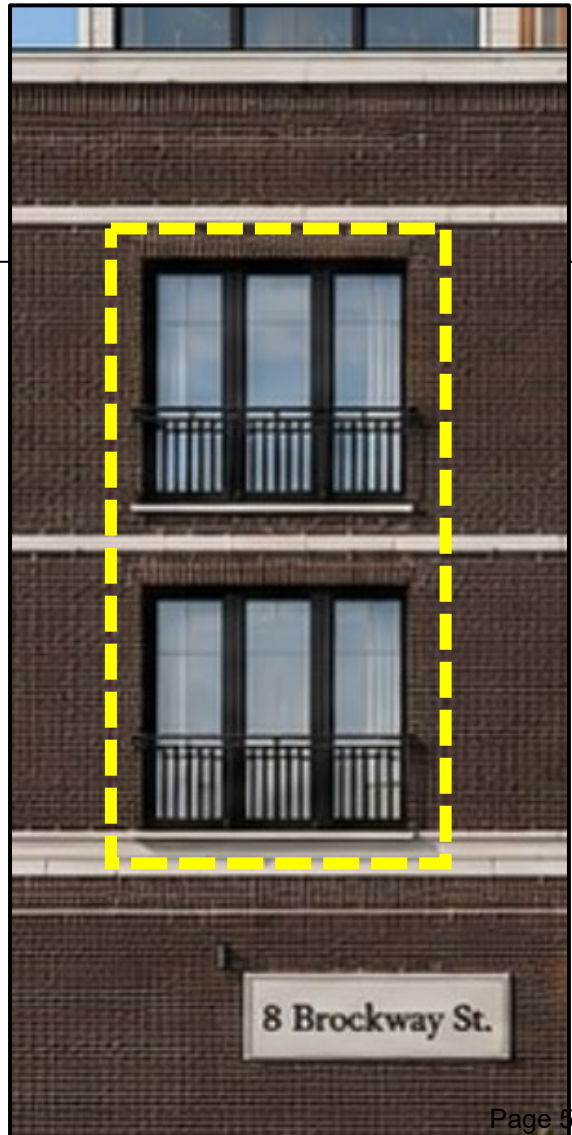
The Juliette balconies are changing because the HSS Columns that were supposed to be installed to support original balconies were not installed during Iron/Framing work. The decision was then made to use a Juliette style shallow balcony to stick with original look, but reduce the load of an extended balcony on the façade of the building. These balconies are surface mounted after all brick is completed with lag bolts being drilled through the brick into the structural framing members on the exterior of the wall. They are unable to be used as a balcony, so no additional structural members are needed. Please reach out for any questions or concerns.

Thank you,

Vincent Cortese
SJT Builders
Owner/President



**Example of Similar
Juliette Balcony**





SJT BUILDERS

BUILT TO LAST. CRAFTED TO INSPIRE.

Dear Mike,

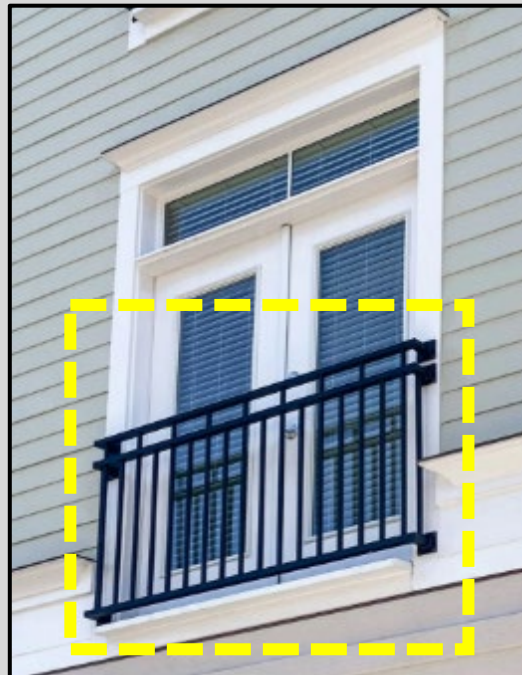
The Julliette balconies are changing because the HSS Columns that were supposed to be installed to support original balconies were not installed during Iron/Framing work. The decision was then made to use a Julliette style shallow balcony to stick with original look, but reduce the load of an extended balcony on the façade of the building. These balconies are surface mounted after all brick is completed with lag bolts being drilled through the brick into the structural framing members on the exterior of the wall. They are unable to be used as a balcony, so no additional structural members are needed. Please reach out for any questions or concerns.

Thank you,

Vincent Cortese
SJT Builders
Owner/President

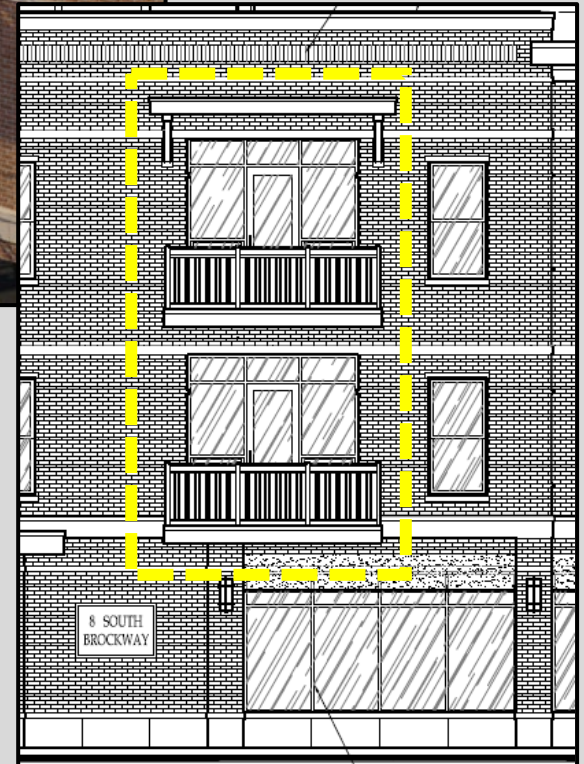


Proposed Building Elevations

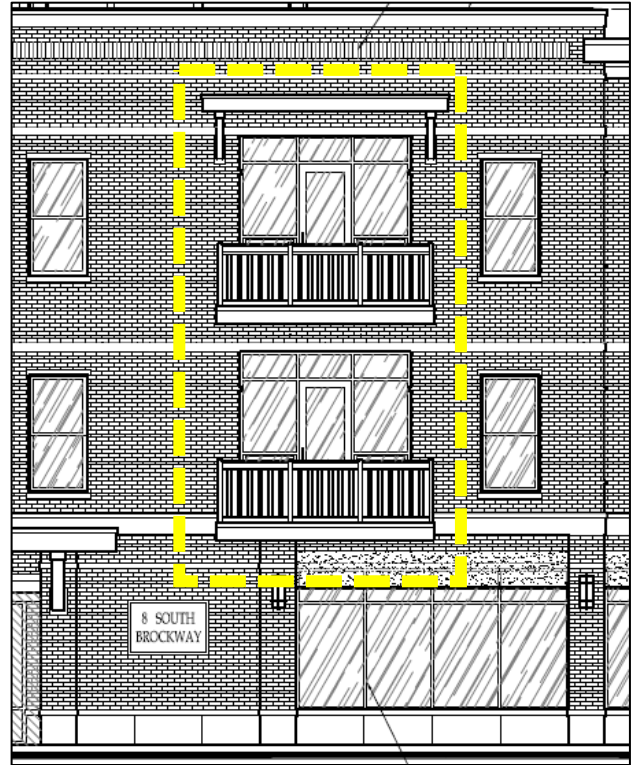
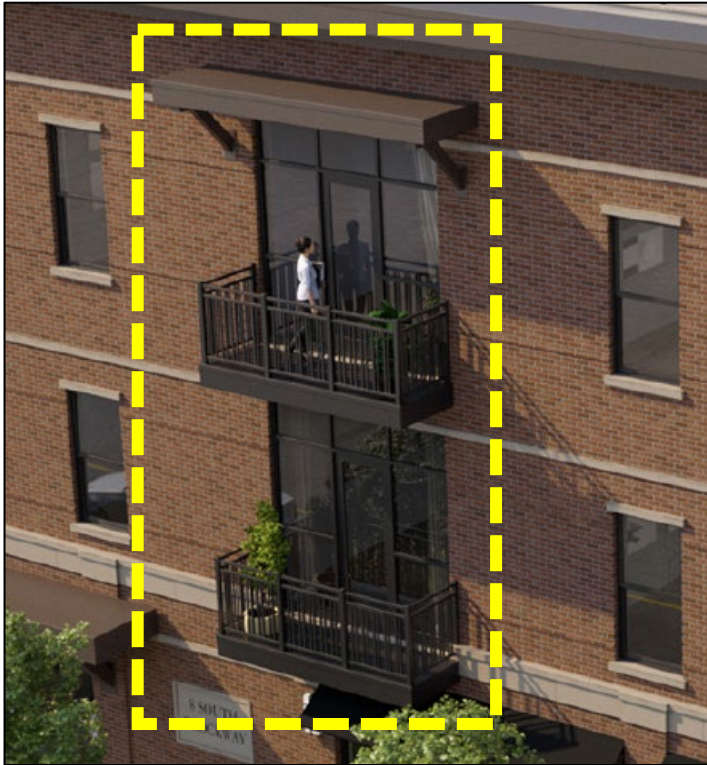


Example of Similar
Juliette Balcony

Approved Building Elevations



The Trieth at Palatine – 8 S. Brockway Street Approved Building Elevations



ORDINANCE NO. 0-89-23

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
101 W. PALATINE ROAD & 2-12 S. BROCKWAY STREET**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning and Zoning Commission of the Village of Palatine on July 25, 2023 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit an 18-unit apartment building on the attached legally described property (Commonly known as 101 W. Palatine Road; PIN NO.s – 02-22-203-018; 02-22-203-019)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That the Final Planned Development is hereby approved, to permit an 18-unit apartment building, is hereby granted, subject to the Preliminary Planned Development approval and the following conditions:

- 1) The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
- 2) The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.
- 3) The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.
- 4) A traffic control plan showing not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction (this would include the construction management plan and material delivery routes and contractor parking during construction) shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.
- 5) The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.

- 6) An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
- 7) A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
- 8) A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
- 9) All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.
- 10) The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

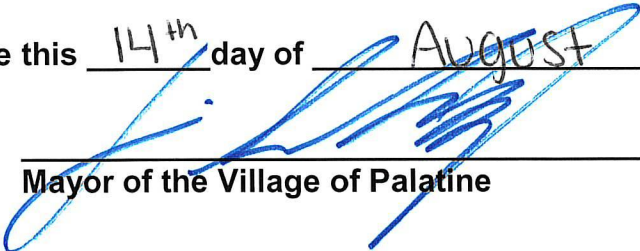
SECTION 2: That a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 14th day of August, 2023

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 14th day of August, 2023



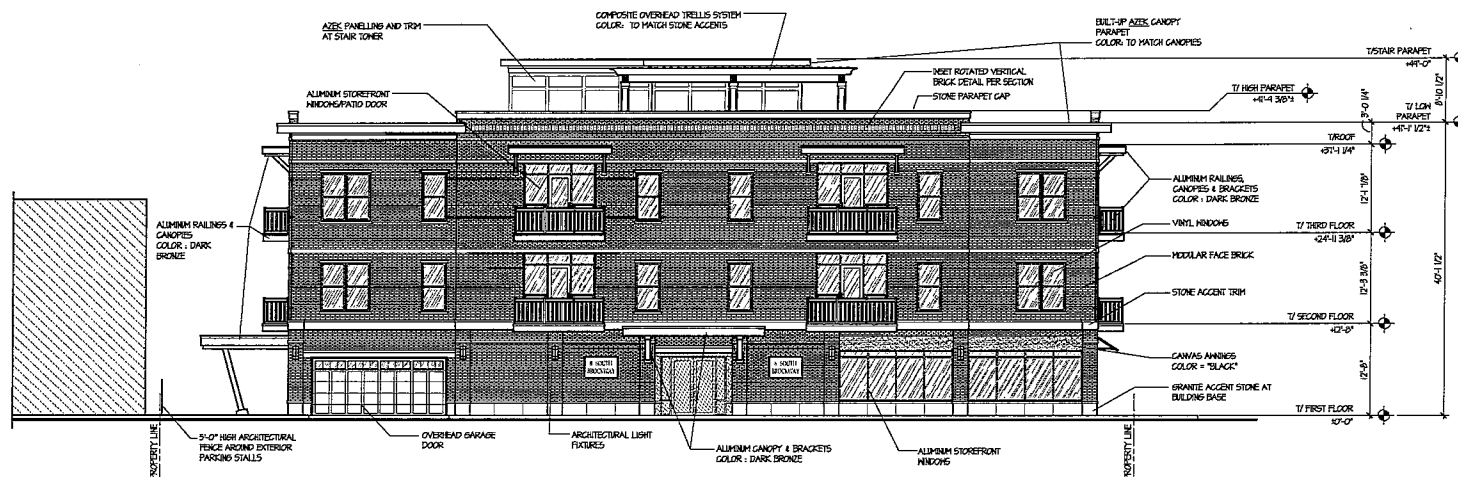
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 14th day of August, 2023

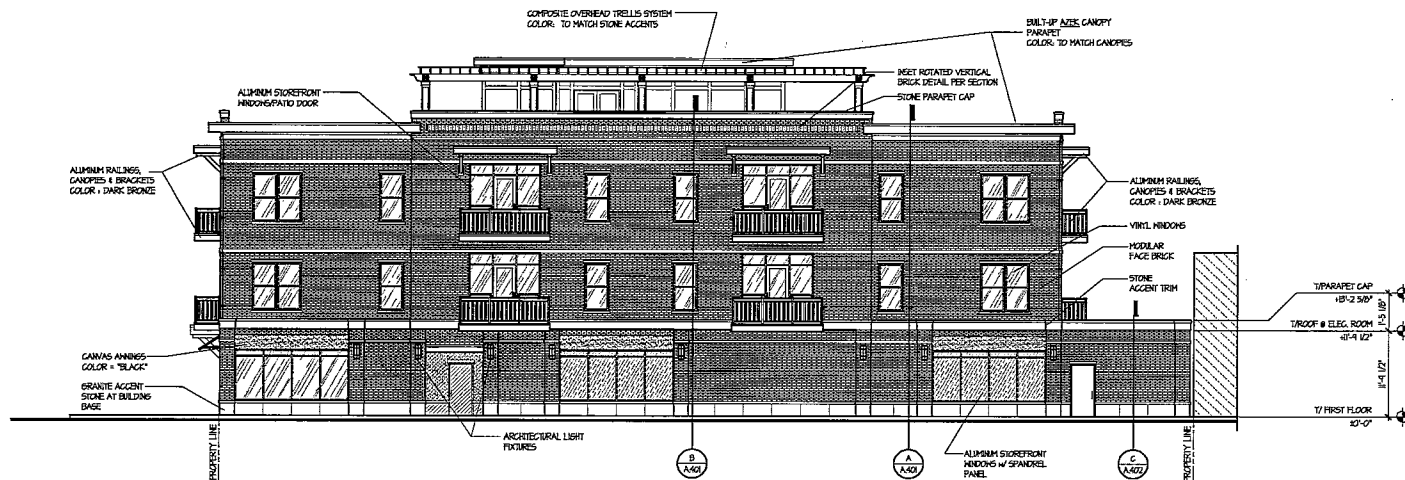


Village Clerk Deputy



FRONT (EAST - BROCKWAY STREET) ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE (NORTH - PALATINE ROAD) ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS LIST

BRICK VENEER	ROCK CITY BRICK "SMOKED TUDOR"
SIZES MODULAR	CONTACT: TERRY COLLINS AT "CONTRACTORS MATERIAL, INC."
	841400-4280
STONE DETAILS	"RENESSANCE STONE"
	COLOR: SUNSET
ACCENT STONE	POLYCHROME GRANITE
	COLOR: TO MATCH STONE COLOR
RESIDENTIAL WINDOWS	ALL VINYL, THERMAL
	COLOR: EXTERIOR = DARK BRONZE
STOREFRONT WINDOWS	THERMALLY-BROKEN ALUMINUM
	COLOR: DARK BRONZE (TO MATCH RESIDENTIAL)
BALCONIES	COMPOSITE DECKING
	COLOR: AS SELECTED BY OWNER
CORNICE / TRIM	"AZTEC" TRIM AS DETAILED
	COLOR: TO MATCH ALUMINUM CANOPIES
CANOPIES	"AZTEC" TRIM AS DETAILED
	COLOR: TO MATCH ALUMINUM CANOPIES
STAR TONERS	"AZTEC" PANELING & TRIM AS DETAILED
	COLOR: TO MATCH BRICK COLOR

RESIDENTIAL VINYL WINDOWS SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
(ALTERNATIVE MANUFACTURERS' PRODUCTS / BRANDS CAN BE PROPOSED FOR
SUBSTITUTION AS LONG AS THE STANDARDS AND QUALITY ARE AS GOOD OR BETTER
THAN THESE LISTED)

- JELDEN
- GRABER
- ALUSIE
- PELLA
- ANDERSON

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM U-FACTOR
REQUIREMENTS OF 0.32 PER THE 2005 INTERNATIONAL ENERGY CONSERVATION CODE.
COORDINATE WITH VALUES PROVIDED IN THE RESIDENTIAL COMPLIANCE CERTIFICATE
FOR THIS PROJECT.

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM STC RATING OF
25dB AND AS A PART OF THE EXTERIOR WALL COMPOSITE BARRIER SIG ASSEMBLY
MUST MEET MINIMUM REQUIREMENTS FOR NOISE ATTENUATION.

THAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE: 847 253 0002
DATA: 847 253 3043
www.thagla.com

THAGLIA
ARCHITECTS+INC

CLIENT

NORTHSHORE
DEVELOPMENT GRP.
1963 PINE STREET
NORTHBELD, ILLINOIS 60063

PROJECT

THE TRIUMPH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME: 410221

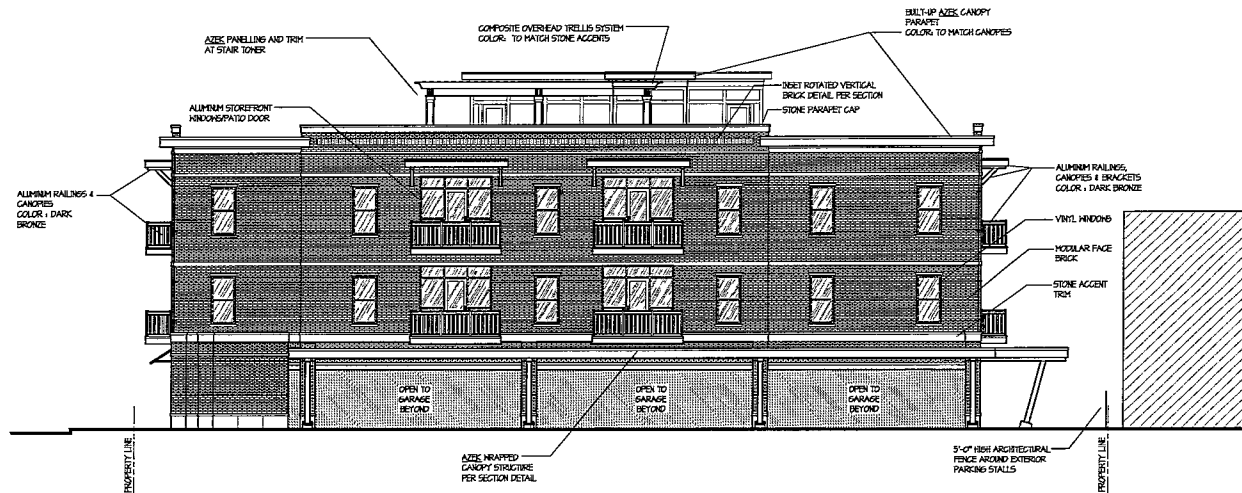
DRAWN BY: RDL DATE: 5.19.23

NO.	REVISION FOR	DATE	BY

JOB NO. 410221

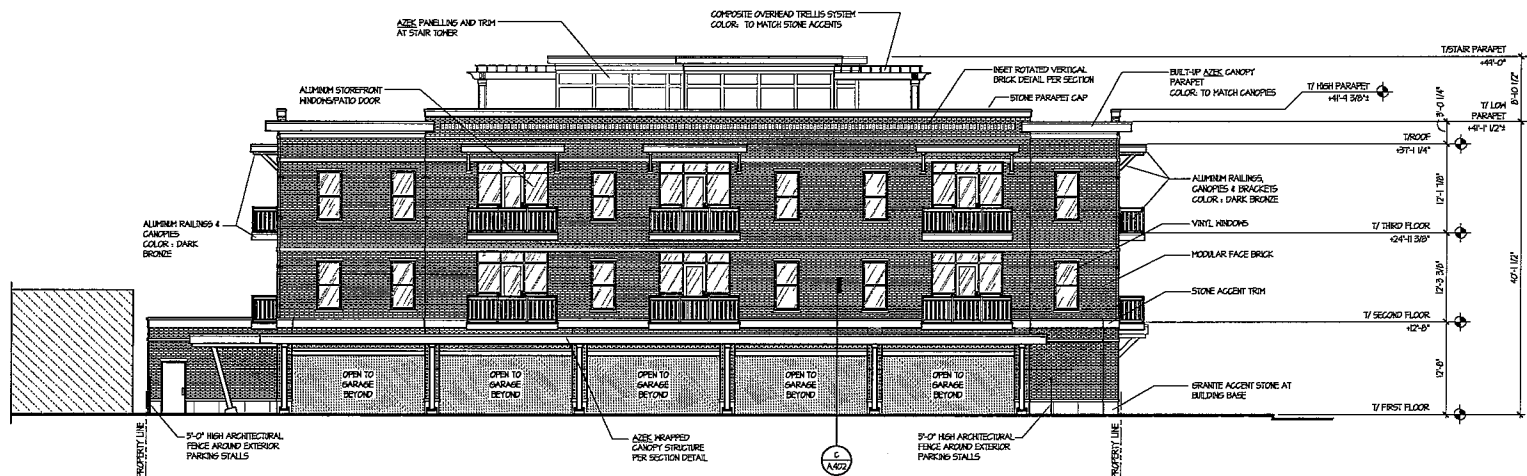
SHEET NO. **A.201**
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #154-000954



REAR (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

THINAGLIA ARCHITECTS-P.C.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.thinaglia.com

THINAGLIA

CLIENT

NORTHSHORE
DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60063

PROJECT

THE TRIUMPH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME: 410222

DRAWN BY: RDL

DATE: 5.19.23

NO. REVISED FOR DATE BY

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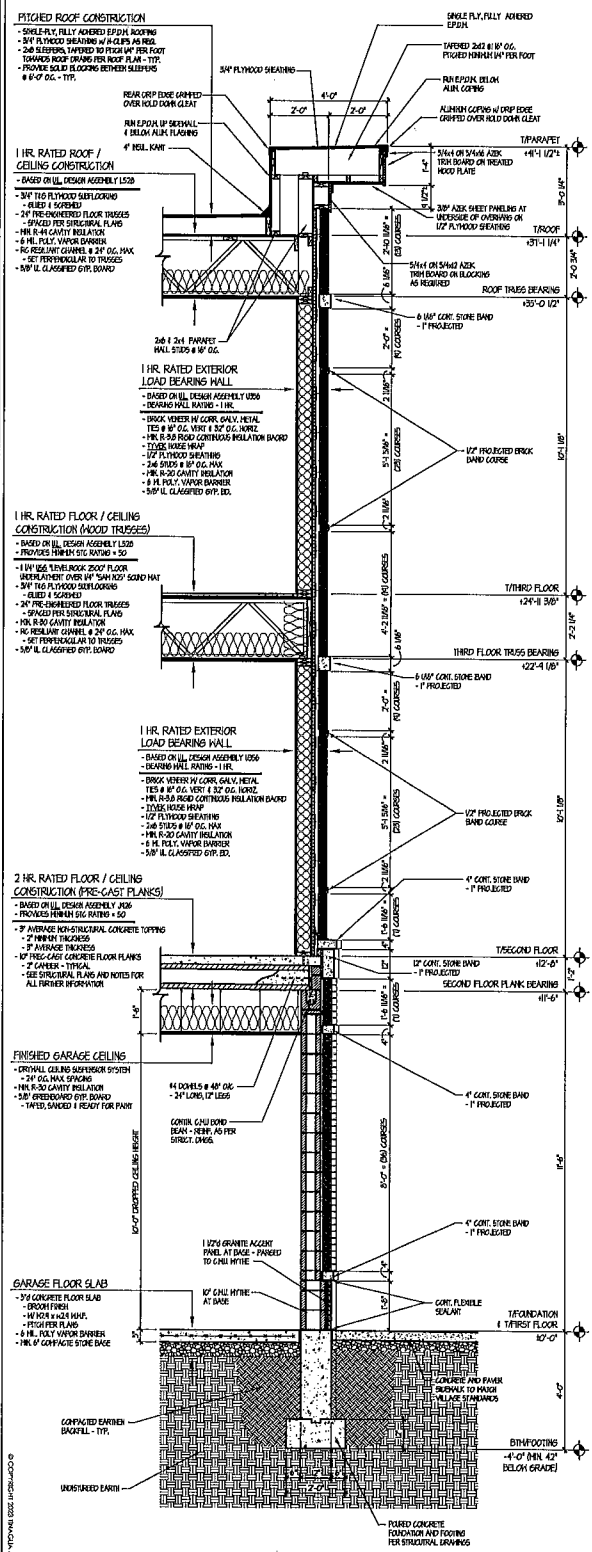
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JOB NO. 410221

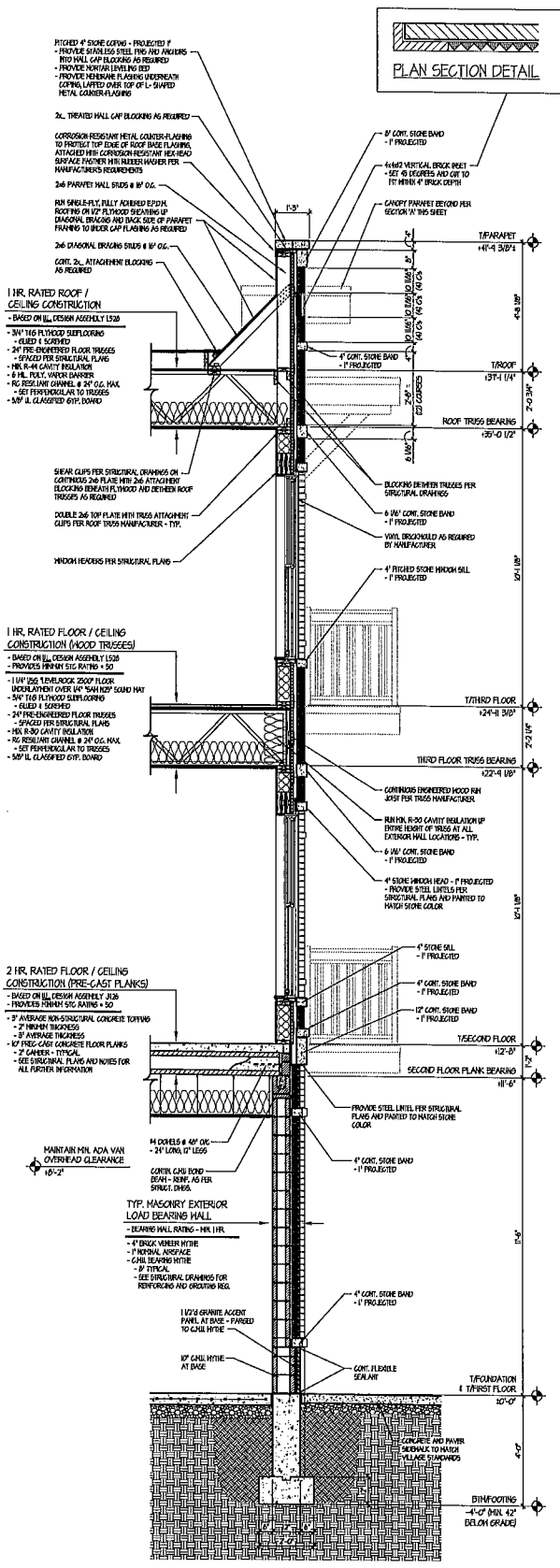
SHEET NO. OF 20 A.202

PROFESSIONAL DESIGN FIRM LICENSE #184-000904

© COPYRIGHT 2023 THINAGLIA ARCHITECTS, P.C.



(A) TYPICAL 3-STORY WALL SECTION AT CANOPY PARAPET
SCALE: 1/2" = 1'-0"



(B) TYPICAL 3-STORY WALL SECTION AT CAPPED PARAPET
SCALE: 1/2" = 1'-0"

THE TREMONT AT PALMINE MULTIFAMILY DEVELOPMENT PALMINE, CALIFORNIA		WALL SECTIONS AND DETAILS		DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]	
SHEET NO. A.401		JOB NO. 410221		DATE: [blank]	
NORTHSHORE DEVELOPMENT GRP. 1740 N. STREET NORTHBEND, ILLINOIS 60062		TINAGLIA ARCHITECTS, INC. 1111 N. WILSON AVENUE SUITE 100 CHICAGO, ILLINOIS 60642 TEL: 312.467.2333 FAX: 312.467.2334 WWW.TINAGLIA.COM		Page 66 of 88	

Consider a Motion to Award a Contract for the 2026 Roof Restoration and Replacement Project

BACKGROUND:

The roof of Village Hall has experienced spot leaks and is recommended for restoration to prolong its service life. When the Village Hall was renovated approximately 10 years ago, repairs were completed as a full restoration was not warranted based on the condition at that time. This reduced the cost of the project at that time and allowed for a future restoration to be programmed in the long term capital investment plan.

The roof of North Supply Pump Station was planned for replacement in 2027, but had a significant failure during storms this past spring and is recommended for replacement this year as the temporary repairs are not likely to endure through winter. Additionally, repairs to the masonry at North Supply are recommended to prolong the life of the structure.

The OMNIA purchasing cooperative, formerly known as U.S. Communities, offers a roofing and masonry material and service program. The Village has historically found this procurement approach to be most advantageous as it competitively prices labor nationally, utilizes the economy of scale a purchasing cooperative can obtain for material, and ensures qualified vendors are involved in a long-term maintenance item.

Material pricing and labor pricing has been competitively bid for roof and masonry repairs and replacement by Racine County, Wisconsin, resulting in the selection of Garland/DBS. A lower labor cost can frequently be obtained by locally bidding using pre-qualified vendors. At the Village's request, Garland bid restoration and replacement of the roofs and the masonry repairs utilizing pre-qualified labor.

KEY ISSUES:

- The base bid was for the restoration and replacement of the roofs at both buildings. The masonry repairs were bid separately as an alternate bid.
- On Friday, July 31, 2026, four bids were received, with base bids ranging from a high of \$915,211 to a low of \$717,838. The alternate ranged from a high of \$56,010 to a low of \$51,108.
- The low responsive and responsible bidder for the base bid was CIC Corporation of Lake Zurich, Illinois in the amount of \$717,838. The low responsive and responsible bidder for the alternate bid was Futurity19, Incorporated of Hinsdale, Illinois in the amount of \$51,108.
- The total cost to complete the roof restoration, roof replacement, and masonry repairs is \$768,946.
- The scope for the roof restoration at Village Hall includes power washing the existing roof membrane, replacing identified wet insulation, and applying a new

coating to the roof.

- At North Supply, the scope for the roof replacement includes tearing off all roofing down to the structural deck; installing new insulation, steel copings, gutters, and downspouts; and applying an aluminized coating to the entire roof. The scope for the masonry repairs includes spot grinding and tuckpointing the cracks and joints on the exterior and interior of the building, rebuilding the masonry on the exterior and interior of the building, installing new vertical expansions, removing and replacing caulking, and applying masonry sealer to all of the walls.
- Certain potential repairs cannot be quantified until the existing roofs are removed. Therefore, unit costs have been established for wood blocking replacement and additional insulation replacement. A \$2,000 contingency allowance was also included in the base bids for unforeseen conditions.

BUDGET IMPACT:

\$475,000 was budgeted in the 2026 Capital Improvement Program for the work at Village Hall, \$375,000 from the Capital Improvement Fund and \$100,000 from the Water Fund. The low bid is \$144,944 over budget due to several factors. Product prices have increased over the past two years as the roofing materials are primarily comprised of petroleum-based raw materials, which have been heavily affected by global oil pressures. Shipping and trucking costs have risen 17-19% over the past two years due to fuel price increases and tighter supply of drivers. Additionally, installation rates for fluid applied systems were increased to address uniformity issues in completed coatings, affecting the amount of product needed and application speed. The additional funds needed to accommodate the work are proposed to be allocated from the Capital Improvement Fund from project savings on the sidewalk maintenance program and the contractual 2026 Street Resurfacing Program.

The additional funds needed to accommodate the work at North Supply are proposed to be allocated from the Water Fund as a result of savings from the contractual 2026 Street Resurfacing Program completed earlier this year.

RECOMMENDATION:

Staff recommends that the contract for the 2026 Roof Restoration and Replacement Project be awarded to Garland/DBS, Incorporated in the amount of \$768,946.

ACTION REQUIRED:

Motion to award the contract for the 2026 Roof Restoration and Replacement Project to Garland/DBS, Incorporated of Cleveland, Ohio in an amount not to exceed \$768,946.

ATTACHMENTS:

1. Proposal
2. Village Hall Aerial
3. North Supply Pump Station Aerial



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Palatine
Village Hall and North Supply Pump Station
200 East Wood Street
Palatine, IL 60067

Date Submitted: 08/04/2026

Proposal #: 25-IL-260848

MICPA # PW1925

IL General Contractor License #: 104.015679

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an formal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Village Hall - Restoration

1. Powerwash entire roof membrane with Simple Green or TSP to remove dirt, scale and debris.
2. Powerwash entire roof membrane again with water to remove any cleaner residue.
3. Replace identified wet insulation with like depth and kind in all areas.
4. Install Liquitex base coat at a rate of 3.0 gallons/square on entire roof.
5. Immediately embed Grip Poly Firmt into coating.
6. Install Liquitex Top Coat at a rate of 2.0 gallons/square on entire roof.
7. Clean up and haul away all debris.

Scope of Work: North Supply Pump Station - Re-Roof

1. Remove existing roof assembly down to structural concrete deck.
2. Install tapered iso insulation with an average R-value of 30 on entire roof section in insulation adhesive.
3. Install .5" gypsum board in insulation adhesive directly to iso insulation.
4. Install 1xPly HPR Torch Base directly to gypsum board.
5. Install 1xPly Stressply IV Plus mineral cap sheet on entire roof section and flashings.
6. Install new 24-ga. Kynar-coated steel copings at all penetrations and perimeter.
7. Install new 24-ga. Kynar-coated gutters and downspouts in a color selected by building
8. Coat entire roof section with Garlabrate aluminized coating at a rate of 2.0 gallons/square in two coats total.

Scope of Work: North Supply Pump Station - Masonry

1. Spot grind and tuck point all of the step cracks and washed out mortar joints on the outside and inside of the building.
2. Rebuild the cracked masonry on the corner of the building, up to 350 broken brick.
3. Remove and replace up to 5 cracked block on the inside of the
4. Cut in 2 new vertical expansion on the corner of the building.
5. Install new backer rod and caulk.
6. Remove and replace caulking around the louvers, doors, and
7. Power wash all of the brick walls.
8. After masonry is dry apply 2 coats of clear masonry sealer to all walls.
9. Final sweep clean and haul away debris.

Garland/DBS Price: Village Hall

1 CIC Corporation	\$	619,944
2 Riddiford Roofing	\$	707,245
3 DCG Roofing	\$	733,376
4 Malcor Roofing	\$	775,058

Garland/DBS Price: North Side Pump Station Re-Roof

1 CIC Corporation	\$	97,894
2 Riddiford Roofing	\$	116,049
3 Malcor Roofing	\$	140,153
4 DCG Roofing	\$	142,127

Garland/DBS Price: North Side Pump Station - Masonry

1 Futurity19	\$	51,108
2 DCG Roofing	\$	56,010

CIC Corporation - Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	14.25	per Ln. Ft.
Additional Insulation Replacement	\$	19.95	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded.
2. Permits are excluded. If permits are required this will be addressed via change order.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

John Petersen

John Petersen
Garland/DBS, Inc.
(216) 302-3777



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ft

Print Date: 8/31/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



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Print Date: 8/31/2026

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Consider an Ordinance Amending Chapter 8 - Building Codes and Regulations of the Village's Code of Ordinances

BACKGROUND:

In conjunction with a recent residential building permit application, Staff identified the need to review the Village's local amendments to Section R313 of the 2021 International Residential Code (IRC) relating to residential fire sprinkler systems. As part of that review, Staff compared the Village's local amendments with the adopted model code to ensure they continue to reflect the Village's intended policies and are applied consistently during the plan review and building permit process. Following this review, Staff is recommending a Code amendment to clarify that automatic fire sprinkler systems are not required for alterations or additions to existing one- and two-family or townhouse residences.

KEY ISSUES:

- In conjunction with the Village's adoption of the 2015 Edition of International Building Codes in 2018, the requirement for automatic sprinkler systems for new detached single-family homes was adopted. This adoption occurred following multiple Village Council discussions regarding the issue, which included the notation that the sprinkler requirement would only be required as part of new construction (see attached minutes from the final approval on August 13, 2018).
- To ensure consistency in the application of the Code, Staff recommends **deleting Section R313.4**, which requires the installation of an automatic fire sprinkler system throughout an existing one- and two-family or townhouse residence when alterations affect 50 percent or more of the floor area. The 2021 International Residential Code does not require existing dwellings to be retrofitted with automatic fire sprinkler systems based solely on the extent of a renovation. Removing this local amendment restores consistency with the adopted model code while maintaining the life safety provisions established by the 2021 IRC.
- In the end, Staff recommends deleting the local amendment rather than trying to establish alternative thresholds for one- and two-family/townhouse additions or renovations. Creating additional criteria could result in unnecessary complexity and differing interpretations as to when sprinklers would be required. Eliminating Section R313.4 provides a clear and consistent approach for existing residences and aligns with the Council's original policy direction on this issue.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve the ordinance amending Chapter 8 - Building Code and Regulations of the Village's Code of Ordinances.

ATTACHMENTS:

1. Ordinance Amending Chapter 8 - Building Codes & Regulations
2. Exhibit A Chapter 8 Code Amendment - Red Line
3. 08-13-18 - VC Minutes excerpt

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
CHAPTER 8 ARTICLE II - BUILDING CODES AND AMENDMENTS
OF THE PALATINE CODE OF ORDINANCES**

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 8 of the Village Code to update building codes and ensure our building stock stays current with common building practices and the previous policy direction provided; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 8 of the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power, that:

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, is hereby amended by amending Chapter 8, Article II - Building Codes and Amendments, which shall be read as indicated on Exhibit "A."

SECTION 2: That this ordinance shall be in full force and effective immediately after its passage and approval as provided by law.

PASSED: This _____ day of _____, 2026

AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

Village Clerk

Exhibit A

Chapter 8 - BUILDING CODES AND REGULATIONS

ARTICLE II. - BUILDING CODES AND AMENDMENTS

Sec. 8-28. - International Residential Code.

The International Residential Code, 2021 edition, is hereby adopted with the following amendments:

(5) Fire-resistant construction.

a. Section R302 shall be amended as follows: Delete footnote a. in table R302.1(1) and footnote b. in table R302.1(2).

b. Automatic fire sprinkler systems. Section R313 shall be amended to add the following subsections:

R313.3, garage sprinkler protection. Fire sprinkler protection shall be provided within attached garages at a density of 0.05 gpm per square foot. If complete coverage of the garage cannot be achieved with extended coverage dry sidewall sprinklers from the dwelling unit garage separation wall, the best achievable coverage shall be provided along with a narrative of what the limiting factors are to providing complete coverage.

~~*R313.4, remodel.* Fire sprinkler system shall be added throughout the residence per NFPA 13D when a townhouse or one- and two-family residence is altered, renovated, rehabilitated, or reconstructed where the alterations affect 50 percent or more of the floor area.~~

R313.5, notification. Exterior audio visual notification which is triggered by the fire sprinkler system shall be provided on the street side of the building unless otherwise approved by the fire official.

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:02 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Amending Chapter Six, Article I of the Village's Code of Ordinances Regarding Adoption of the 2015 Edition of International Building Codes - **Motion Carried by Roll Call**

Village Manager Reid Ottesen explained this was continued from June 18, to gather perspective from local builders on the proposed fire sprinkler requirements for detached single-family homes. Builders were concerned about increased construction costs. Staff proposes adoption of the 2015 edition of the International Code with local amendments, requiring residential fire sprinkler systems in one and two-family dwellings and town-homes. Staff recommends approval of the text amendments.

Gary, Wronkiewicz, 1000 S. Brockway, Palatine, explained that this proposal adds cost to builders. Newer homes are far safer, built to safer standards. Older homes are more likely to burn. Sprinkler mandates have slowed new construction.

Steven McEwen, Arlington Heights, stated hard-wired smoke detectors and carbon monoxide detectors are desired, but not the requirement of sprinkler systems. He quoted new construction homes on the market, pending and sold and compared to neighboring communities.

Kevin Davis, 530 S. Arthur, Arlington Heights, builder and remodeler, opposes requiring sprinkler systems in new construction based on cost. Consumers do not opt to pay \$10,000 for fire suppression.

Robert Kirk, architect, 418 Cherry Creek Lane, Prospect Heights, opposes the requirement of sprinkler fire suppression in new homes. Current Code requires a smoke detector in each bedroom, within 3 feet of the bedroom door and one on stairway, totaling 7 interconnected on a dedicated circuit in a three bedroom home. Heat discharges sprinklers. Occupants would be out of the building an hour before the sprinkler system would be activated. He listed more current and adapted life safety codes and claimed that sprinkler systems would not add to fire safety.

Paul Culligan, Wheaton, Homebuilders Association of Greater Chicago, asked for residents to have a choice to install sprinkler systems or not.

Phil Deal, Palatine, custom homes, in building 100 homes in Palatine, only once did the homeowner request a sprinkler system. Systems require annual inspection. He questioned water service to accommodate, and claimed thirty-one states do not require mandatory fire suppression systems.

Director of Community Services Harry Spila stated that the homeowner is responsible for the cost of valve inspection for lawn and home sprinkler systems.

Fire Marshall Jay Atherton responded to Councilman Kozlowski, stating sprinkler systems do improve life safety, smoke detectors go off in a minute of a fire, sprinkler systems go off 30 seconds later, mitigating the fire. Petroleum products now in all home products, heat much faster than natural fibers. Residents have about 2-3 minutes to vacate the home. Sprinkler systems increase by 80% the safety of residents.

Councilman Helms clarified that these statistics apply to one and two-family homes.

Spila reiterated that licensed plumbers inspect sprinkler systems at the cost of the homeowner; no cost to the Village.

Atherton stated that 4 or 5 people have died in Palatine fires in 10 years.

Deputy Chief Scott Mackeben stated that fires grow much faster than in the past. Taking the Fire Department an average of 4 minutes to arrive on site, if a fire is too far along, firemen cannot enter. One sprinkler can put out a fire quickly and allow family to return the very night of the fire incident. Getting water on the fire quickly saves lives and homes.

Atherton noted that Mt. Prospect did not repeal, but have other safety requirements that can be used in lieu of sprinkler systems. States without sprinkler requirements do not allow community override or more stringent requirements.

In response to Councilman Kozlowski, Ottesen noted that this proposed requirement is for new construction only. It would not affect whole neighborhoods. Kozlowski asked for staff to research requiring sprinkler systems in all homes. Council Consensus.

Gary Wronkiewicz noted that this discussion is for new construction. He stressed the importance of requirements on furniture construction materials, mandatory fire alarms in all homes with good batteries. Look at safety in all homes.

Councilman Lamerand stated this is a multi-sided issue. Close proximity of homes should require sprinkler systems.

Councilman Helms expressed concern for invalids' ability to exit. Would fire suppression save those lives? Debate is to mandate vs choice.

Councilman Kozlowski took issue with mandating.

Councilman Myslinski questions giving choice; people may often say no, but safety is invaluable.

Councilman Millar favors choice.

Councilman Solberg stated it is a life safety issue and should be part of the cost of new construction.

Mayor Schwantz stated it is a simple mandate for safety.

Fire Chief Andersen stated that the human element is what requires sprinklers and smoke detectors. He noted the devastating fire in a neighboring community last week that destroyed the home. Our firemen are going in, even at the risk of their lives, into a 1,000 or 1,500 degree fire. All valuables will be destroyed in a fire without sprinklers. The sprinklers will contain the fire in one room. And will save lives.

Gary Wronkiewicz asked if sprinklers should be mandated in remodeled homes, older homes. Councilman Lamerand responded that this is a good point, but the proposed Code is for new construction.

RESULT:	MOTION CARRIED BY ROLL CALL [5 TO 2]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar, Lamerand

2. Consider an Ordinance Amending Chapter 7, Article 3 Fire Prevention & Protection of the Village of Palatine's Code of Ordinances - **Motion Carried by Roll Call**

Community Services Director Harry Spila stated that the current Fire Code is nine years old (2009 edition of the International Fire Code). The goal is to maintain codes that best serve our commercial occupants by keeping pace with changes in the industry. Therefore staff is proposing the adoption of the 2015 edition of the International Fire Code, with local amendments, along with text amendments to portions of Chapter 7 of the Village of Palatine Code of Ordinances. With adopting the 2015 International Fire Code the most notable change is the requirement for residential fire sprinkler systems in one and two-family dwellings and town homes. Staff recommends approval.

Village Manager Reid Ottesen stated that the effective date can be determined at Standing Committee.

Councilman Lamerand added the Ordinance would be effective as of January 1, 2019.

Consider an Ordinance Granting a Minor Amendment to the Planned Development Approval for 1140 E. Northwest Highway

BACKGROUND:

Journeys received Planned Development approval for their homeless center in 2019, which was later amended in 2021 to allow for a reduction in the building height from 3-stories to 2-stories prior to construction. The originally approved facility was to include a PADS Shelter Location (containing 47 beds), a family emergency shelter unit, and 7 affordable apartment units. Due to trends in the clients being served by Journeys, they are requesting to amend their previously approved Business and Operations Plan to utilize the apartment units as additional shelter facilities. To memorialize these changes, they are requesting a Minor Amendment to the Planned Development.

KEY ISSUES:

- The original facility was to include a PADS shelter location along with a limited number of affordable apartment units. These components were outlined within the Business and Operations Plan included within Ordinance O-20-19. Due to the apartment component, the original zoning approval also included a condition requiring the facility to participate in the Village's rental/crime-free multi-housing program.
- Due to changes in the needs of their clients served, Journeys has been utilizing all of their beds/units as part of their PADS shelter location. Thus, the proposed amendment memorializes their current operations and related issues. The total number of beds/units within the facility will remain the same as previously approved by the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ACTION REQUIRED:

Motion to approve an ordinance granting a Minor Amendment to the Planned Development approval for 1140 E. Northwest Highway.

ATTACHMENTS:

None

Consider an Ordinance Granting a Time Extension and Minor Amendment for Proposed Modifications to the Previously Approved Building Elevations for the Planned Development at 8 S. Brockway Street

BACKGROUND:

The Subject Property was granted Planned Development approval for a 3-story, 18-unit apartment building in August 2023. The project has been under construction since June 2025. Due to some recent construction related issues, the Developer is requesting approval of the following:

- 1) Time extension for completion of the Planned Development project until December 31, 2027; and**
- 2) Minor amendment to the approved Planned Development exterior elevations to allow modifications to the balcony design.**

KEY ISSUES:

- Village Code requires that Planned Developments be completed within three years of Village Council approval. The Trieth Planned Development received Village Council approval on August 14, 2023, but they did not obtain their building permit until June 2025. Due to these circumstances, a time extension must be granted to allow for completion of the project. The proposed ordinance provides for an extension, requiring completion of the Planned Development by December 31, 2027.
- As outlined in the submitted request and corresponding rendering, the Developer is seeking a Minor Amendment to the previously approved building elevations to allow for modifications to the design of the exterior balconies. The necessary support details were not installed during the iron/framing work, thus the balconies cannot be installed as indicated in the approved plans. The proposed Juliette Balcony design would allow for an exterior mounted railing in front of the slider doors, but eliminate the balcony platform. This would allow for full use of the slider doors, but eliminate the actual balcony.
- As the previously approved balcony design resulted in projections over the Village's abutting Brockway Street right-of-way, along with portions of the Palatine Road right-of-way, the proposed modification would eliminate this issue and any corresponding potential for things to fall onto the pedestrian walkway below.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve an ordinance granting a time extension and minor amendment for proposed modifications to the previously approved building elevations for the Planned Development at 8 S. Brockway Street.

ATTACHMENTS:

None

Consider a Motion to Award a Contract for the 2026 Roof Restoration and Replacement Project

BACKGROUND:

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- On Friday, July 31, 2026, four bids were received, with base bids ranging from a high of \$915,211 to a low of \$717,838. The alternate ranged from a high of \$56,010 to a low of \$51,108.
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The additional funds needed to accommodate the work at North Supply are proposed to be allocated from the Water Fund as a result of savings from the contractual 2026 Street Resurfacing Program completed earlier this year.

RECOMMENDATION:

Staff recommends that the contract for the 2026 Roof Restoration and Replacement Project be awarded to Garland/DBS, Incorporated in the amount of \$768,946.

ACTION REQUIRED:

Motion to award the contract for the 2026 Roof Restoration and Replacement Project to Garland/DBS, Incorporated of Cleveland, Ohio in an amount not to exceed \$768,946.

ATTACHMENTS:

None

Consider an Ordinance Amending Chapter 8 - Building Codes and Regulations of the Village's Code of Ordinances

BACKGROUND:

In conjunction with a recent residential building permit application, Staff identified the need to review the Village's local amendments to Section R313 of the 2021 International Residential Code (IRC) relating to residential fire sprinkler systems. As part of that review, Staff compared the Village's local amendments with the adopted model code to ensure they continue to reflect the Village's intended policies and are applied consistently during the plan review and building permit process. Following this review, Staff is recommending a Code amendment to clarify that automatic fire sprinkler systems are not required for alterations or additions to existing one- and two-family or townhouse residences.

KEY ISSUES:

- In conjunction with the Village's adoption of the 2015 Edition of International Building Codes in 2018, the requirement for automatic sprinkler systems for new detached single-family homes was adopted. This adoption occurred following multiple Village Council discussions regarding the issue, which included the notation that the sprinkler requirement would only be required as part of new construction (see attached minutes from the final approval on August 13, 2018).
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- In the end, Staff recommends deleting the local amendment rather than trying to establish alternative thresholds for one- and two-family/townhouse additions or renovations. Creating additional criteria could result in unnecessary complexity and differing interpretations as to when sprinklers would be required. Eliminating Section R313.4 provides a clear and consistent approach for existing residences and aligns with the Council's original policy direction on this issue.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve the ordinance amending Chapter 8 - Building Code and Regulations of the Village's Code of Ordinances.

ATTACHMENTS:

None